

HOLIDAY HOMES ON BANKS PENINSULA:
AN IMPACT ASSESSMENT

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The wisdom of a learned man cometh
by opportunity of leisure: and he
that hath little business shall
become wise.

New Testament.

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ABSTRACT

The ownership and use of holiday homes for recreational purposes is a phenomenon which has a long history in New Zealand. This thesis examines the impact that the presence of holiday homes have upon a region and its inhabitants.

At present there are approximately 1300 holiday homes on Banks Peninsula catering largely for the recreational needs of Christchurch and Canterbury families. An assessment of the impact is made by firstly identifying the important characteristics of the holiday home distribution, the nature of the holiday home itself and the socio-economic characteristics of the owners. Secondly, the factors that will influence the final impact are examined. This involves the identification of the patterns of use made of the holiday home and the activities undertaken in the holiday home area. Thirdly, the actual impact is studied by assessing the opinions of the holiday home owners and establishing their spending patterns and their propensity to employ local residents. Finally, the local inhabitants' attitudes and opinions are examined concerning the impact of the holiday homes upon their household and their area. The local business owners' opinions are also given here.

The data for this thesis was collected through a 20% survey sample of all the owners on Banks Peninsula.

In addition, over one hundred local inhabitants were interviewed, and all the businessmen and tradesmen were contacted and interviewed by questionnaire.

The impact of the holiday homes is assessed with the thought in mind that the area has a declining rural economy, and that it also plays a major role as a recreational area for Canterbury people. In overall terms, the holiday homes on Banks Peninsula appear to be of a beneficial nature to the area and its inhabitants, and it is perceived to be as such by the locals and the holiday home owners alike.

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INTRODUCTION

It is the aim of this thesis to make an assessment of the nature and extent of the impact that holiday homes are having upon Banks Peninsula. In order to do this a broad picture of the phenomenon must be established by considering the relationship of the holiday home and its owner, with the local area and its inhabitants. This is pursued in the following manner. Firstly, the characteristics of the demand for this type of recreational property is established, secondly, the factors that affect the extent and nature of the impact are identified and evaluated. Thirdly, an objective assessment of the impact is made by examining the opinions of the owners and the local residents. Finally, an assessment will be made of the impact experienced in each area of the Peninsula and a discussion concerning the overall impact will be given.

The main part of the thesis is preceeded by a review of the relevant literature, a discussion of the general characteristics of holiday homes, and an introduction to Banks Peninsula.

EXISTING STUDIES ON HOLIDAY HOMES:

A REVIEW

The holiday home has been largely overlooked as an aspect of recreational geography, and as a result the literature in this area of research is relatively limited. Most of the literature has come from North American authors such as Wolfe, Tombaugh, and Ragatz, or Western Europe authors such as Clout, Aldskogius, Barbier, Bielckus, Rogers and Wibberley.

The existing body of literature on holiday homes falls into five areas of interest. First, there is a relatively large area of research and writing that has been limited to simple description of location and structures (Marsden, 1969; Siegel, 1964; Farrell, 1965).

Secondly, there are those who have moved a step further and have sought to explain location in respect to either relative accessibility in terms of distance, time or cost (from the nearest large city, whence it is assumed that the majority of the holiday home owners derive) (Murphy, 1977; Tombaugh, 1969).

Similarly, the problem^{is} approached through the application of the concept of recreational place utility whereby all possible sites for holiday home ownership are considered according to specific environmental (landscape and access) qualities (Aldskogius, 1969).

Thirdly, in recent years attention has been drawn away from location forms of approach and directed towards

a focus on sociological aspects of holiday home ownership and presence (Wolfe, Ragatz, 1970; Tombaugh, 1968; Clout, 1970). This sociological interest is in some cases treated in close association with other aspects of holiday home impact, such as the economic and environmental factors (de Vane, 1975; Ragatz, 1970; Bielckus, Rogers, Wibberley, 1972).

Fourthly, there has been an interest in the ability of some geographical models, such as the gravity model, to deal with the trend of holiday homes (Ragatz, 1970; Burby, Donnelly, Weiss, 1972; Wolfe, 1970). Attempts have also been made to establish new models that can be used to predict future demand for holiday home property and to overcome the shortcomings of existing urban and regional theory (Ragatz, 1968).

Fifthly, another body of literature deals with holiday homes indirectly from a real estate, or recreational land use point of view, in terms of the ability of the holiday home to compete for land, or in terms of the planning of recreational facilities of an area (David, 1969; Dulhunty, 1970; Conner, Gibb Reynolds, 1971; Boschken, 1975).

Further understanding is needed in terms of sociological implications of the presence of holiday homes in rural areas, in the hope of reducing a lot of the social conflict that arises from the presence of holiday homes.

Only one article has been published on holiday homes in New Zealand (Pearce, 1977). This is part of a larger study on tourism in New Zealand and it examines the spatial distribution patterns of holiday homes throughout the country and the apparent locational associations that the holiday homes have with major urban areas. A description is given of the major concentrations of holiday homes and their associated recreational attractions, and also the types of holiday home structures that are found in New Zealand.

However, in spite of this growing literature, many questions remain, not unanswered but unasked. Although the various sections are treated comprehensively by some authors the topic as a whole has not been studied in any depth to determine how all the facets are inter-related. There is need therefore, for a study on holiday homes, covering all aspects of holiday home ownership and use, the behavioural patterns of the owners, and the implications at a local and national level. Greater efforts need to be made to obtain more accurate quantitative estimates of the present extent of ownership and distribution, and to assess likely future demand for holiday homes. This leads on to identifying those resources most likely to be in demand.

Greater insight into the demand for such recreational facilities as the holiday home is needed,

and interest should be directed towards making more accurate and detailed assessments of the nature and extent of the impact that holiday homes are having upon the receiving areas. This is the aim of this study.

CHAPTER 1

HOLIDAY HOMES

INTRODUCTION:

Increased leisure time, higher disposable incomes, and greatly enhanced personal mobility in recent years has created a situation whereby the demand for recreational opportunity has grown enormously. In response to this demand a large number of recreational facilities to cater for these needs have been established in rural and urban areas.

These facilities have acquired many forms and purposes from walking tracks to indoor stadia and are either publicly or privately owned on an individual or company basis.

The development of recreational facilities is proving to be a considerable planning problem in terms of allocating the scarce resources of land and natural attractions, and public and private capital, ensuring that all sectors of the population are served as equally as possible and preserving the quality of these finite recreational resources for future generations (Patmore, 1970).

One form of recreational facility that is privately owned, is the holiday home which caters for the leisure

pursuits and recreational needs of an individual owner.

A holiday home⁽¹⁾ is defined for purposes of this thesis as a property of a permanent nature which is the occasional residence of a household that usually lives elsewhere and which is primarily used for recreational purposes. In its broadest interpretation, this implies any form of private dwelling other than that which is considered the permanent residence by the owner.

There are some trends that have come to light from the literature which allow certain generalizations to be made about the patterns of holiday home ownership and use.

Interest in the use of holiday homes by families and individuals for weekends and holidays has been strong for many years yet it is only in very recent times that this interest has become a reality for any but the very wealthy.

The desire to own a holiday home is not new. What is new is the comparative affluence of a greater proportion of people which now makes a holiday home a financial possibility (Hanson, 1969).

In the more affluent nations of the world, particularly Western Europe and North America, the ownership of holiday homes is quite extensive. However in the United Kingdom and in New Zealand this trend is only beginning to develop as a factor of any significance.

(1) Other terms such as vacation home, cottage, bach, summerhouse, second home are used synonymously with the term holiday home.

Areas of attraction for holiday homes tend to be rural in character, usually near a body of water (Ragatz, 1968), and inevitably the greatest demand is in those areas which are near enough to urban centres to make weekend use possible (Burkhardt and Medlik, 1974). The improvement of road networks and increasing car ownership have combined to bring the more remote parts of the country into the holiday home market and opens them up to new recreational pressures (Burkhardt and Medlik, 1974).

1. THE CHARACTERISTICS OF THE HOLIDAY HOME OWNER

"The ability to own and maintain an inessential house is an important index of having arrived " (R. Wolfe, 1965).

What is it that motivates a person to acquire a holiday home? Few owners are likely to admit that their holiday home is a status symbol as Wolfe implies. The ability, in practical and financial terms to own a holiday home does not in itself explain why the purchase of a holiday home takes place. The main motivation seems to be to have somewhere to go at weekends and other holidays for relaxation and recreation in a different environment (Bielckus, Rogers, Wibberley, 1972). Clearly the demand is a recreational one.

For some, the motivation for buying a holiday home

is to establish a home for retirement away from the urban areas. Investment is not a prime source of motivation although it does exist and may be a significant source.

The holiday home allows the user to freely escape from the area in which he normally lives and works, for short or long periods. The frequency of use apparently relates to several factors, such as distance between the permanent residence and the holiday home, work requirements, age and interests. Holiday homes on an average are used for about 25% of the year, usually for weekends and the annual holiday of the money-earner. It often also constitutes the main home for wives and children through the summer months (Bielckus, Rogers, Wibberley, 1972).

The popular image of the owner of the holiday home is typified by the "influx of cultured and moneyed people." (Griffin, 1968). This is largely true because the ownership and use of a holiday home is to a great extent still the privilege of the richer members of society. The owners usually have a distinct bias towards the higher income groups, non-manual occupations, and higher than average education (Bielckus, Rogers, Wibberley, 1972; Tombaugh, 1968; Clout, 1970). There are however signs that the holiday home is no longer the exclusive prerogative of the very well off with increasing ownership taking place in the lower socio-economic groups. This trend, however, is still far from pronounced.

Financial accessibility is not the only factor favouring the richer members of society in owning a holiday home. The living patterns of people in the higher socio-economic groups means that they are more easily able to lead a two-home existence. Greater flexibility enables these groups to plan their leisure activities with fewer constraints. Absence of shift work or overtime and the longer annual holidays usually associated with the professional and managerial classes allows considerable freedom for the use of a holiday home.

The use of a holiday home is primarily a family activity. Typically it involves two or three children in addition to the husband and wife. About a third of the family members are under 20 years of age and a further two members fall between the ages of 30 and 65 (Bielckus, Rogers, Wibberley, 1972; Tombaugh, 1968).

For families with children who need uncomplicated forms of holiday accommodation the holiday home provides an ideal solution with an absence of hotel rules and routine.

Usually the holiday home owner lives within half a day's drive from his holiday home (Tombaugh, 1969). Car ownership is almost universal amongst owners which is essential in many cases for access to the holiday home.

Activities that the holiday home user is involved with depend on many factors such as location, climate,

age, income and interests. Relaxing is one of the main time consumers in the holiday home, and water-based sports are also of great importance. Winter sports are important in areas where the climate provides conditions for skiing and associated sports (Bielckus, Rogers, Wibberley, 1972).

Two main patterns of holiday home development are found; those where an old settlement has provided the structures, and those where purpose built holiday homes are developed (Simmons, 1975). A combination of these two types of development is quite common. The structure of holiday homes varies immensely from the small unserviced hut, to the luxurious and the very expensive house. Each country has a different type of holiday home, a reflection of their purpose, their location and the surrounding society.

2. THE LOCAL IMPACT

Holiday homes everywhere appear to arouse strong and conflicting feelings. Some see them as flagrant inequity at a time when thousands of people are homeless or living in unfit first homes, some as a conspicuous consumption of financial and physical resources and some as a factor that is depressing the economy and eroding the social and cultural life of the receiving region. Others see them as a natural and desirable answer to the demand for recreation and self-fulfilment, as contributing to the natural balance of payments and the

preservation of the environment. They are seen also as a positive help to the economy and social vitality of the receiving regions (Bielckus, Rogers, Wibberley, 1972).

These attitudes are based partly on fact and partly on emotion. The actual implications vary according to the social, economic and environmental characteristics of any one area, and usually fall somewhere between the above two extremes.

At the local level an influx of holiday homes may have good and bad effects. Socially one of the major complaints made about the holiday home owner, is that he is intruding on the lives of a group of people, and thus reducing the quality of life for the local residents. Hostility borne from this invasion is quite understandable as it is the natural instinct of any group to fear the intrusion of aliens and a rural community will always react with caution when city dwellers descend on their town. Yet this should be put in perspective for social invasion is happening throughout society with increased population, socio-economic advance and mobility. Although the holiday home owner is intruding he is at the same time educating and bringing new ideas into the rural area (Young, 1973).

The economical effects of the presence of holiday homes are many. The holiday homes contribute to the local tax base of an area through the payments of rates for the provision of various public services. This is seen by many as a waste of expensive

services which are barely used, and the cost of which is rarely covered by the tax contributions. Additional public sewer and water systems, police and fire protection, and road access often need to be provided. However even if the taxes do not add a great deal to the local economy the money that is brought into the area, through general expenditure, has a multiple effect within the local economy (de Vane, 1975). Also services are often improved or maintained to the advantage of the local residents. Jobs may also be created for tradesmen and tertiary workers. It is important to note that some of the rural areas that are the destinations of holiday home owners, are economically depressed and are often experiencing an outflow of the local population. While the economic payoff from the presence of such recreational facilities may not be optimal, this type of landuse could benefit declining rural communities which have little opportunity of attracting any other forms of employment generating industries. The creation of a new economic base may be possible (Ragatz, 1968).

Holiday home owners are often accused of reducing the supply of houses in an area thus making it difficult for people, especially young people, wishing to buy a permanent residence in an area to do so. To compete with the prices that a potential holiday home owner can afford is usually impossible for a rural worker, and often provides no alternative but to leave the area.

Inflation of property price of course does take place on many occasions, which is advantageous for the local land owner, yet disadvantageous for the people trying to buy a first home in the area (Bielckus, Rogers, Wibberley, 1972). It is true that the demand for holiday homes may have added to the pressures forcing local people to leave the area, but these pressures have other causes also. Holiday homes have not caused depopulation, they are rather a symptom of its effects (Ragatz, 1968).

Environmentally, the impact of holiday homes is quite varied according to the particular circumstances. It is inevitable that extra pressure is put on the environment through the mere presence of extra people, services and buildings. Visually the extent of this impact depends partly on the type of construction. If the holiday homes are old houses that have been renovated they are usually aesthetically fitting to the rural environment, plus it is often of historical interest that these houses are preserved. Yet on the other hand if purpose built houses conform in no way with surroundings, they can be very damaging to the visual character of an area. Extra traffic and noise are always associated with the increase in population of an area, as is extra pollution.

Careful planning can minimize these disadvantages not only environmentally, but also economically and socially. It is essential also on a regional level to know where people will require services and consumer products, so

as to ensure that the services are supplied as efficiently as possible and also to know how the holiday homes will be affecting the receiving areas (Ragatz, 1970).

HOLIDAY HOMES: OVERSEAS EXPERIENCES

The characteristics of the ownership and use of holiday homes, differ substantially from country to country. To understand these varying patterns many factors must be taken into account.

Generally the supply and the demand of holiday homes vary on a nation-wide basis depending upon the circumstances of such factors as the socio-economic characteristics of the people, and their life-styles with particular reference to their holiday patterns. Population pressure on landscape and the living patterns of a society appear to be important factors also. Along with this, the basic nature of the rural areas, the climatic conditions, and the amount of rural land available for holiday home use, has to be taken into account (Bielckus, Rogers, Wibberley, 1972).

These factors, as well as those which immediately affect the individual are the determinators of the type and extent of development that is likely to exist. However affluence and the opportunity are the most important factors affecting holiday home ownership (Simmons, 1975). In countries where both factors are

favourable, such as in Scandinavia and parts of North America, (particularly California and the States along the Canadian border) the percentage of the population which owns a holiday home is high.

1. SCANDINAVIA

In Sweden, the ownership of a vacation house is the most typical and traditional feature of rural recreation (Simmons, 1975). The total number of holiday homes in Sweden is approximately 450,000 which means that some 20% of the population owns a holiday home.

One of the reasons for such a high ownership rate is the pattern of urban living, which is concentrated in apartments, plus there is a large and continuing surplus of small farm houses being made available in Sweden as a result of the pressure of economic and social factors.

The purpose built holiday home represents an estimated 90% of all holiday homes which are found on the islands, the coastline, and around the lakes and in the forests of Sweden. The climate of Sweden allows the enjoyment of both winter and summer sports in the same area (Bielckus, Rogers, Wibberley).

For most Danes, the ownership of a summerhouse comes practically on the top of the discretionary spending desires (Simmons, 1975). This has led to an enormous and continuing expansion of areas given over to summer-houses especially by the sea.

2. FRANCE

The French have also got a high percentage ownership of "residences secondaire". The farm cottage is very important in the supply of holiday homes in France. Once used by rural communities, these cottages have become available due to economic decline and the associated rural to urban migration. What is a feature of holiday home ownership in France is that the acquisition is usually through the inheritance of a traditional family cottage, for the French have maintained strong rural/urban links and therefore any rural properties becoming available are often not sold but stay in the family as a holiday home (Clout, 1969).

Also, the French tradition of urban living has produced high density apartments with little private open space making a holiday home an attractive escape, plus the French have a habit of taking their holidays in their own country rather than abroad. When linked with their hot dry summers, their relatively long summer holidays and lack of rural planning controls, this has meant a rapid development in the ownership and use of holiday homes. Wealth is thus not as important a factor in the ownership of a second home as it is in some other countries.

3. NORTH AMERICA

In the richer and more urbanized parts of Canada

such as Ontario, Wolfe has noted that "the summer cottage remains the single most characteristic and desired place of recreation for Ontario, and for the vacationing visitors from beyond the border".⁽²⁾ The result has been the development of parts of Ontario as "cottage-country" where all lakes and most roads are lined with purpose-built summer dwellings with small resort centres at intervals to act as supply foci. The area has begun to face immense environmental problems as the lakes are no longer able to cope with the pressures being put on them.

The availability of easily accessible land for cottages in Ontario is now almost non-existent and people are having to travel further afield to find a suitable holiday home site. A lot of the development that is occurring is being controlled by private enterprise in the form of entrepreneurs, who appear to be dominating the entire rural recreation scene in Ontario (Wolfe, 1951).

Private enterprise also dominates the provision of holiday homes in the United States. The most popular areas for ownership in the United States are in the forest, lake and skifield areas of the North East and Central North States. California is also a popular holiday home area. The majority are purpose-built and usually well serviced.

(2) Wolfe, R. (1951) "Summer Cottages in Ontario"
Economic Geographer, 27, p.10-32

4. THE UNITED KINGDOM

The number and use of holiday homes in the United Kingdom has until recently been very limited, for various reasons of climate, wealth, living conditions, and the traditional patterns of taking holidays at the well known resorts in Britain or in Europe (Bielckus, Rogers, Wibberley, 1972).

A special feature of the United Kingdom is that the purpose-built holiday home has not of yet attained any great level of popularity. The British have always searched the countryside for small dilapidated farm cottages which they renovate. The crofts of the Western Highlands of Scotland and the cottages in Wales are the target for the potential holiday home owner.

Britain has had a large supply of these cottages, but these have in recent years not been able to cater for the increased demand, and now the purpose-built holiday home is becoming more important. A feature of British holiday makers is the ownership of caravans, which may stay permanently on a privately owned site, and serve as a holiday home.

HOLIDAY HOMES IN NEW ZEALAND

The ownership and use of holiday homes for recreational purposes is not a new trend in New Zealand (Table 2.1). The desire of those who live and work in either the cities or the isolated rural areas to have a holiday home to escape to at the weekends and for longer holidays, for recreation and relaxation has existed for many years. It is however one that has been very limited in the past due to the relative lack of affluence and opportunity. Also New Zealanders, do not live in high density urban surroundings and most recreational facilities are easily available, thus perhaps reducing the desire and need to own a holiday home.

Judging by the experience of overseas countries especially those areas of Scandinavia and North America, where trends have been studied in sufficient detail and which have a similar social and economic structure to that of New Zealand, it would seem that the rate of demand for holiday homes may be expected to increase, presuming that the economic situation of the World and in New Zealand does not take a violent downturn.

Holiday homes in New Zealand tend to be located near the large urban areas (Figure 2.1) and in locations of

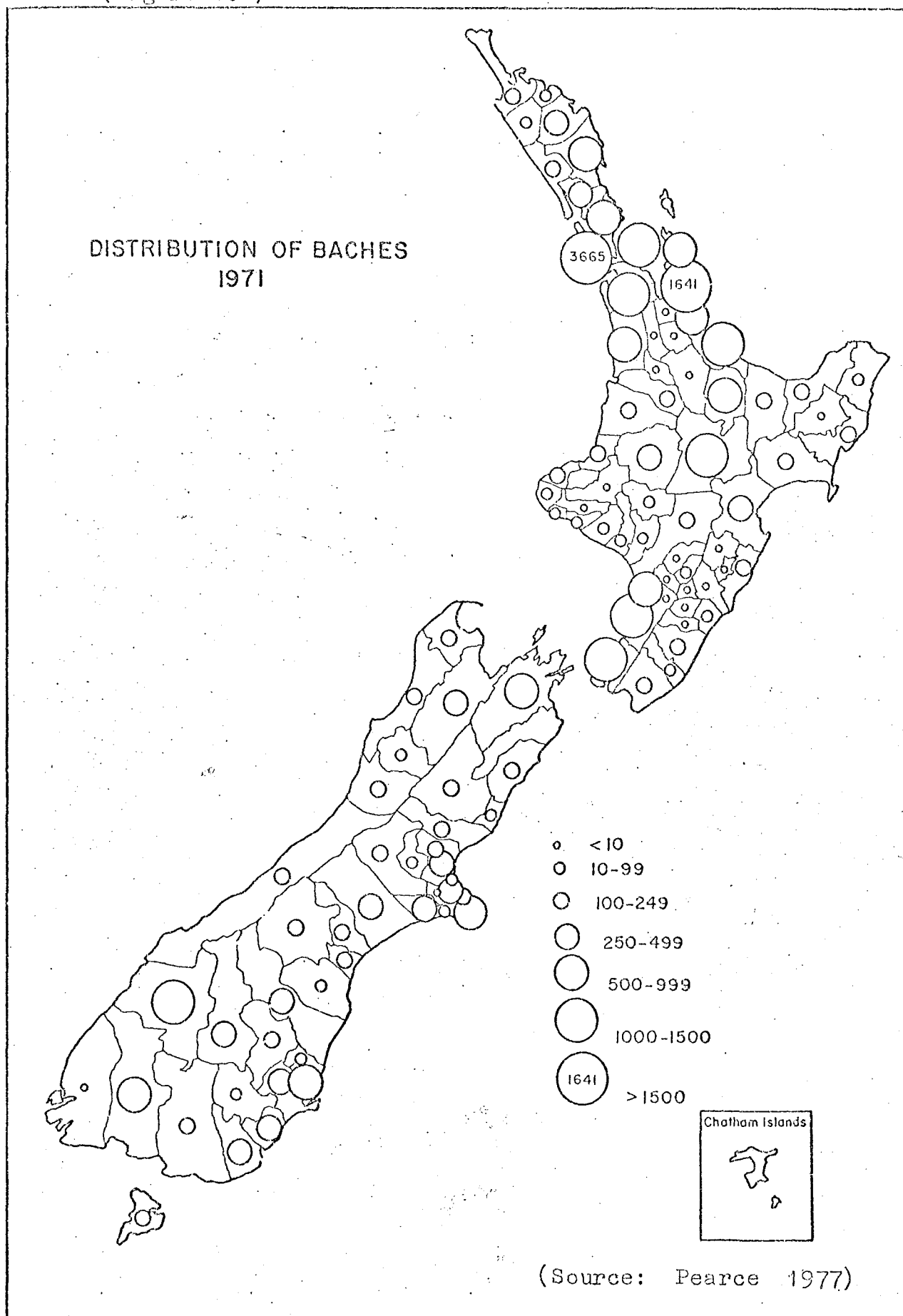
Table 1.1

GROWTH OF HOLIDAY HOMES
IN NEW ZEALAND

YEAR	NUMBERS
1926	6,716
1951	15,615
1956	19,899
1961	26,997
1966	29,534
1971	35,581
1976	33,677

Source: Census Records.

(Figure 1.1)



high recreational and scenic quality (Pearce, 1977). The developments are concentrated around the coastline, and on the lakes of both islands. The holiday homes in New Zealand are designed principally to cater for summer sports, with a few exceptions, Queenstown for instance, caters for winter skiing as well as summer recreation.

The major concentration of holiday homes is around the Auckland area which has the highest population for any New Zealand city. The holiday homes are clustered around the east and west coast of the area.

Another large concentration of holiday homes is in the Foxton-Manawatu area, which presumably services the Wellington-Hutt areas. Other areas where holiday homes are concentrated in the North Island are Rotorua, Taupo and the Coromandel Peninsula.

The South Island has several major concentrations of holiday homes, one is in the Christchurch/Banks Peninsula area, and the other is in the south at the Otago Peninsula area and at Queenstown. Other important areas in the South Island are the Marlborough Sounds and the Nelson lakes.

There are some substantial spatial variations in the ownership of holiday homes throughout New Zealand. The 1971 Census provided considerable information on the availability or ownership of holiday homes in New Zealand. It was found that some 35,581 or 4.4% of all

households owned or part-owned a holiday home. More households in the Otago Province, owned or share owned a holiday home (6.3%), than in any other statistical area, followed by Northland (5.8%) and Southland (5.7%). The lowest ownership percentages were Taranaki (2.2%) and the East Coast (2.8%). Urban area ownership ranged from Whangerei and Dunedin at 7% to Porirua at 1.8%.

Most of the holiday home development has occurred in the post-war years, with particularly rapid increase in numbers of holiday homes in the 1960's

The character of the holiday home or bach has changed considerably over the years. Most of the early baches were small and built of weatherboards with very few services, if any. They were basically of a do-it-yourself nature and generally worth very little. The bach, or crib, as it is called in the Southern areas, has been described as "one of New Zealand's folk buildings, for it was a transient expression that could not have survived population growth and rising affluence"⁽³⁾. Because the early baches required very little capital, they were available for those who had the opportunity and the motivation. This situation has been transformed in recent years where today considerable amounts of capital are required even for a cheaper bach to be built. The land prices and building prices have inflated immensely

(3) Thom, D. "Seacoasts of the Seventies. The Future of the New Zealand Shoreline" (1973)

which has lead to the situation whereby only those who are relatively well-off can afford to build. Even the baches built in the 1950's and early 1960's are today quite expensive even though they are structurally simple and have only a minimal amount of the necessary services.

Building restrictions have to a considerable extent affected this new trend, through placing relatively high standard regulations upon the potential holiday home, but, it has come to mean that new holiday homes are becoming more and more expensive and available only to the wealthier members of society. The older bach which still provides the opportunity for the less wealthy, is however declining in proportionate number.

"What has been called progress has almost brought to an end that venerable institution, the genuine New Zealand bach." (4)

(4) McClenaghan "Christchurch Star", September 7, 1977, p. 7.

CHAPTER 11

BANKS PENINSULA:

THE MAJOR ELEMENTS OF
ITS PHYSICAL CHARACTERISTICS

Banks Peninsula lies in latitude $43^{\circ}32'S$. and longitude $173^{\circ}30'E$. and forms the most significant promontory on the east coast of the South Island, New Zealand. Its boundaries are clearly demarcated. To the north, east and south lies the Pacific Ocean, while on the west, it is bounded by the level expanse of the Canterbury Plains.

With its many distinctive characteristics, Banks Peninsula forms an obvious geographic region. Its relief, soils, climate and land use, set it as an area apart from the neighbouring plains.

Captain Cook wrote of the Peninsula:-

"It is of a circular figure. It is sufficiently high to be seen from a distance of 12 to 15 leagues and the land has a broken, irregular surface, with the appearance of bareness rather than fertility."⁽⁵⁾ Indeed, to Cook, the Peninsula must have seemed a most unattractive place, as only its more rugged features can be seen from the sea. The coastline is broken by numerous small bays and two

(5) Cook, J. "Captain Cook's Voyages of Discovery" (Dent) 1915, p. 17.

large harbours, one opening to the north east, the other almost directly to the south. Cook could not see the attractive nature of the valleys which opened into these inlets as they are shut off by overlapping spurs. These spurs which have been described in the past by Dingwall (1966) and Cotton, (1949, 1951) are abruptly cliffed and rise forbiddingly to heights from 200 feet to 800 feet.

1. THE TOPOGRAPHY

The Peninsula represents the eroded remnant of a double volcano. It rises to an altitude of over 3,000 feet and occupies a roughly elliptical area, 31 miles by 18 miles, with a total circumference of 88 miles.

During vigorous crustal movements of the later Tertiary Period, the Peninsula came into existence as a result of successive outpourings of basic lavas and fragmentary material from two craters of the "caldera" type which occupied the sites of the present Lyttelton Harbour to the north and Akaroa Harbour to the South. (Liggett and Gregg, 1965). The Lyttelton cone was formed first, some 12 million years ago, the main centre of eruption being located where Quail Island now is. The Akaroa volcano erupted later than the Lyttelton one with its last outpourings dating back nine million years (Stripp and McDougall, 1968).

The original height of both domes was probably in the region of 5,500 feet, (Liggett and Gregg, 1965)

but both volcanoes have been eroded out and drowned by the invasion of the sea. Today the chief summits round the edge of the crater rings range between 1,800 feet and 2,500 feet in altitude. The highest points in the region are near the centre of the mass in an area formed by the ejecta from both volcanoes. On this ridge between the two volcanoes are Mount Herbert, (3,014 feet), Mt. Bradley, (3,023 feet), Mount Fitzgerald, (2,710 feet) and Mount Sinclair, (2,763 feet).

Stretching down from the high ridges round the two volcanic craters, and roughly radial in orientation, are numerous valleys whose lower reaches, on three sides of the peninsula, are occupied by the sea. On the northern side these valleys form a series of deep bays, the principals being Port Levy, Pigeon Bay, Little Akaloa, and Okain's Bay. Le Bon's Bay and Long Bay are the largest indentations facing the east, while Peraki, which lies to the west of Akaroa entrance and faces the south-west, is the only bay of any notable size on the south side of the Peninsula. On the landward side the corresponding indentations are filled with alluvial material, the chief being Gebbies Valley, leading to the head of Lyttelton Harbour, Kaituna Valley, lying to the south of Mount Herbert and cutting far back into the major axis of the ellipse; and Little River whose lower reaches are occupied by Lake Forsyth. These radially orientated valleys are trench-like in character at their

lower ends. The streams in the larger valleys have enlarged the upper part of their basins into an amphitheatre-like form. The smaller valleys are characterized by their branching heads, both forms being the result of erosion by subsequent streams tributary to the main stream. All the valleys are short and their streams carry very little or no water in dry weather. In their lower reaches their floors are flat owing to the aggradation by the streams, unable to carry their load, and to material which has been swept in by wave and tide and deposited in the sheltered waters at the head of the submerged valleys. This action is well illustrated in Okain's and Le Bon's Bays where the streams are tidal for some distance above their mouths.

A notable feature of Peninsula topography is the masking of most of the lower and middle slopes, both the inside and the outside of the crater rings, with a thick mantle of yellow, clay-like material. This material is designated "pseudo-loess" as it is in all probability a rock flour of glacial origin which has been deposited on the Canterbury Plain by glacial torrents and distributed from there by wind. (Speight, 1916). Almost no part of the Peninsula is without some cover of this loessic material though on high steep slopes wind and rain have left but a thin layer. It is massed in especially thick beds at the head of Lyttelton Harbour and on the western side of Akaroa Harbour between Duvauchelle and Wainui.

Here it is supposed that rain wash and the eddying of north-west winds over the ridge has been responsible for such thick accumulations.

2. THE CLIMATE

In general, the climate of Banks Peninsula is similar to that experienced by the South Island, or New Zealand as a whole, in that it is conditioned by a succession of anticyclones and depressions, the main weather features of these latitudes.⁽⁶⁾ The climate of the Peninsula however differs from that of the adjacent mainland, the Canterbury Plains, which lies in the rain shadow of the Southern Alps. On the Peninsula, the rainfall is greater⁽⁷⁾ and the range of temperature from summer to winter is smaller.⁽⁸⁾ A higher annual average rainfall than that of the Plains is explained by the height and irregularity of the terrain and the consequent accentuation of rain bringing conditions. Rain may come

(6) Kidson, E. "The Climate of New Zealand"
1932, p.111

(7) The annual rainfall for Christchurch on the plain is 25.56" while that for Akaroa is 43.36".

(8) The Meteorological Office records for the one climatological station Onawe within the region, show a range of 19° F between July and January. Christchurch has a range of 3° F greater.

either from the south-west, as is most common, or from the east in connection with passing depressions. The winter is the wettest season, the heaviest falls of rain being in the months of May, June, July and August when intense but short storms are experienced.⁽⁹⁾ No place on the Peninsula has a completely dry month.

The small temperature range experienced is the result of marine influence. The sea penetrates eleven miles into the Peninsula in each of the two great harbours and to a lesser extent into the minor bays. Marine influence is especially noticeable in winter when the Peninsula suffers less from frosts than does the neighbouring plain. Summer temperatures are, on the other hand, relatively low for Canterbury.

The prevailing winds of the Peninsula are from the north-east, and in summer, are usually cooling sea breezes. When such winds are part of a depression they may bring several days of steady light rain. The early summers and some autumns in Canterbury are characterized by strong dessicating north-westerly winds fohn-like in nature. These by the time they reach the Peninsula, have lost much of their blustering force but are still strong enough to be unpleasant, especially on northerly facing slopes.

Though these climatic generalizations may be true

(9) Records averaged over a period of 40 years show for Akaroa the following amounts of rainfall for May, June, July and August:- 4.29", 4.90", 6.12" and 4.13", totally almost half the annual average rainfall.

Data from Meteorological Office, Wellington.

of Banks Peninsula as a whole, the exceedingly broken nature of the country leads to an almost infinite variety of local climates. Each bay and valley has its own peculiarities with regard to climatic factors, depending upon its position on the Peninsula, the slope of the surrounding ridges and their height. (Figure 2.1).

So there are valleys in which precipitation differs between valley mouth and valley head, the latter having a considerably damper climate.⁽¹⁰⁾

Such valleys are funnel-like in form, the narrow mouths more or less directing rain-bearing winds to spend themselves on the high ridges at the valley head. Another factor making for moist conditions at the head of a valley is the height of the head which often leads to the collection of cloud and mist, borne in by easterly winds, about the summits. Localities often cloud and mist-covered do not, of course, receive as much sunshine as those where such humid conditions are seldom known. Hence there are numerous parts of the Peninsula which have considerably less sunshine than lower areas. Not that the variation of atmospheric humidity is the sole cause for variations in the amount of solar energy received. Aspect and slope are most important. Nearly every valley has its "cold" side, a slope usually facing southwards, a damper, steeper, rockier slope, most frequently occupied by weeds.

(10) This condition is accentuated in the case of both Lyttelton and Akaroa Harbours e.g. the annual average rainfall at Godley Head is 24.06" while that at Allendale, at the head of Lyttelton Harbour is 45.39"

RAINFALL DISTRIBUTION ON
BANKS PENINSULA



(Figure 2.1)

(Source: Meteorological Office)

Altitude not only plays its part in affecting variations in precipitation and general humidity of the region, but also in the important matter of frost frequency and severity. In the main, the Peninsula hills are of such heights that the general thesis that frost increases in severity and frequency with the increase in altitude holds true, than higher regions will experience more and heavier frosts than lower slopes and valley floors, especially where the latter are short and terminate in a body of marine water.

Whether such local differences in climate and weather experienced be differences in rainfall, humidity, temperature range or severity of frosts, they are primarily conditioned by the topographic features of slope and aspect. Steep valleys directly facing the rain-bearing winds from the south-west have a greater rainfall than valleys facing the north-east. This is borne out by the rainfall figures from Little River, which averages some 45" per year, and those of Little Akaloa, which are some 11" lower. Those slopes which face the north-west do, in summer and autumn, feel the effect of the drying "nor-wester". The slopes on the southern side of Lyttelton Harbour facing the north-west provide ample evidence of the dessicating effect of the fohn wind.

3. THE NATURAL VEGETATION

With the great variety of local climatic conditions which are experienced throughout the area of Banks Peninsula, it is only to be expected that there will be considerable diversity in the plant associations native to the area, in spite of the comparative homogeneity of structure and resulting soil types. The general climatic features are such that in pre-European times the area was almost completely covered by forest. The totara⁽¹⁷⁾, Kahikatea⁽¹⁸⁾ and black pine⁽¹⁹⁾ of the podocarpus genus dominated the forest which filled the valley floors and extended some distance up the slopes. It is estimated that between 1,500 feet and 2,500 feet, it gave way to an "upper Podocarp Cedar Forest"⁽²⁰⁾. Towards the upper limits of this forest belt the Nothofagus or beech made its appearance. But it was only on the hill tops above the eastern bays that the beech was a predominant forest species.

While perhaps the major parts of Banks Peninsula were forest covered, localities where conditions were harsher supported scrub growth. The most important

(17) Podocarpus totara;

(18) Podocarpus dacrydiocles;

(19) Podocarpus spicatus;

(20) Laing, R.M. "Vegetation of Banks Peninsula"
Trans N.Z. Institute Vol. 51, 1919, p.366

scrub association was probably that of the tall scrub or dry bush. In this association the hardwoods, Kanuka⁽¹³⁾ and Manuka⁽¹⁴⁾ were the dominant species. This dry bush was confined to drier and more exposed areas than those occupied by the forest.

The other scrub association grew in yet drier and more exposed areas than those occupied by the dry bush. In the main, the rocky tops and the exposed ends of spurs were covered by this scrub. Tussock grassland was very restricted on the Peninsula. Probably its greatest extent was on the slopes of the Port Hills, i.e. the outside slopes of Lyttelton Harbour. Here conditions are considerably drier than those experienced elsewhere on the Peninsula. The silvery tussock grasses⁽¹⁵⁾ and clumps of green flax⁽¹⁶⁾ grew in this area.

Forest, scrub and tussock were the main vegetative units which covered the Peninsula. But in small special localities there must have been salt-loving plants of dune or marsh or rock; hardy plants clinging to rock faces in sun or shade or alpine conditions; and succulent plants of the swamps.

(13) LEPTOSPERMUM SCAPARIUM ERICOIDES,

(14) LEPTOSPERMUM SCAPARIUM.

(15) Typical grasses are POA CAESPITOSA, P. OCLIENSIS, AGRA PYRON SCABRUM, DANTHONIA PILOSIA, D. SEMIANNULARIS and FESTUCA RUBRA.

(16) PHORIUM TENAX and P. COOKIANUM

This was all changed however with the arrival of the Europeans, who milled the forests for timber, and burnt off bush land for farming. Today the Peninsula is a combination of introduced species and native species, and only small remnants of the past forests remain. One of the dominant introduced grasses is the cocksfoot which was grown extensively on the Peninsula in past years. This is combined with various types of tussocks also to provide most of the present day vegetation of the Peninsula.

4. THE SOILS

The soils of the Peninsula may be classified according to the material from which they were derived. They are of three main types - those derived from loess, those derived directly from volcanic material, and thirdly alluvial soils⁽¹¹⁾. The most widely spread are those derived from loess which are greyish in colour and of fine textures. Loessic soils are confined to the lower, gentler slopes where forest once grew. Soils derived from basalt are usually to be found on steeper, higher slopes where a loess cover has not formed. These are a dark chocolate-brown in colour, and have a very good crumb structure. Basaltic soils have been formed under

(11) Harris, C.S. and Harris, A.C. "Soil Survey of Duvachelle Bay - Waimui District, Banks Peninsula. D.S.I.R. Bulletin, No. 65, 1939, p.2.



(1) Thick loess deposits in
Lyttelton Harbour area.

tussock and scrub associations. Alluvial soils are limited to small, flat areas in the main bays. They are of recent deposition, such of the material being deposited since the clearing of the forest from the slopes.⁽¹²⁾ These alluvial soils are usually black and heavy being badly drained. Peninsula soils are immature like most New Zealand soils, the deepest soils with the clearest profile being those derived from loessic material. The most fertile soils are those derived from volcanic material. Loessic soils, though deeper than basaltic soils, show signs of leaching and require further supplies of lime and phosphate for the optimum plant growth.

The Peninsula, especially those areas with deep layers of loess deposits are particularly susceptible to severe erosion. A feature of this erosion is the sunk hole, and the terraced slumping. With the interference by man in these areas this erosional problem has become acute.

(12) Harris, C.S. and Harris, A.C. "Soil Survey of Duvachelle Bay - Wainui, Banks Peninsula. D.S.I.R. Bulletin, No. 65, 1939, p.7.

THE HISTORY OF BANKS PENINSULA

Banks Peninsula was first sighted in 1770 by Captain Cook who understandably mistook it for an island, and charted it as so on his map of New Zealand. It was not until 1815 that the first landings were made by whalers, and from this time on the Peninsula developed as a supply area of food, water and other goods for whalers, sealers and traders. Several whaling stations were established on the Peninsula in these very early years.

The first farms were established in 1839, and grew in number as the colonists slowly arrived. Farms appeared in every valley and bay that was available and a lot of bush and forest was cleared for farming.

The forests were to prove to be a very important factor in the development of the settlements of the Peninsula and the city of Christchurch.

Sawmills appeared in almost every forested bay on the Peninsula, their final product being shipped by sea to Christchurch. This primary industry gave Banks Peninsula its initial economic boost, and gave work to

a substantial number of people.

Akaroa has a distinctive and separate history from the rest of the Peninsula, and of New Zealand, in that it was settled by the French in 1840 at the time of the Treaty of Waitangi. This small community grew slowly and became quite strong in the succeeding years. It derived a living from traditional French methods of farming, viticulture and fishing. At the same time the Maori population of the Peninsula was quickly disappearing with the arrival of the settlers, through diseases and the selling of land.

Banks Peninsula remained isolated from the Plains until the mid 1940's. By this time the area had begun to decline economically. The population was falling steadily as a result of the decline of many of the primary industries. Once the forests were depleted many jobs had been lost on the Peninsula and population declined in the smaller bays. The farming of cocksfoot crops, at one time an important factor in the economy of the Peninsula, had virtually disappeared by the 1920's. Six dairy factories which existed in the 1930's closed, leaving only the Barry's Bay Factory operating. These factors, along with the mechanization of farming and the consolidation of small farms into larger more economic units, plus the general decline in land productivity due to declining soil fertility, have effected a substantial decline in the population of Banks Peninsula, and have thus created a surplus of dwellings in most bays.

BANKS PENINSULA TODAY

The population today is concentrated in the bay head flats of most of the larger bays. From Port Levy round the coast to Lake Forsyth, some 14 bays are inhabited, but with the decline in population, only Pigeon Bay now has a permanent population which exceeds 100 people. (Map: Back Flap)

In Akaroa Harbour there are eight more settlements including Barry's Bay, Duvauchelles and Wainui. Lyttelton Harbour has a further eight settlements some of which are growing quite substantially as a result of their proximity to Christchurch. For purposes of this thesis, of these eight, only those settlements lying on the southern side of Lyttelton Harbour are being considered. These settlements are Purau, Diamond Harbour, Church Bay and Charteris Bay⁽²¹⁾.

Settlement on the Peninsula is characterized by the fact that it tends to follow the original main roads, in a ribbon-like manner and no-where does settlement rise above the 150m contour line. Most is no more than 400 metres from the sea.

The bulk of the Peninsula is divided into three Counties: Mount Herbert, Akaroa and Wairewa. Diamond Harbour is part of the Lyttelton Borough Council.

Akaroa is the largest County and has the highest

(21) Any reference made to Lyttelton Harbour therefore will be referring only to the above stated settlements, unless otherwise specified.

permanent population of 1,599 people. The Wairewa County covers mostly farmland and has only one settlement at Little River. The County has a population of 713 people. The Mount Herbert County covers a large area of farmland and residential land and has a permanent population of 873 people. Diamond Harbour has an estimated permanent population of 360 people.

The Census gives information on the population trends for the three Counties. The Mount Herbert County has shown signs of substantial steady population growth with a 27.8% increase between 1971 and 1976.

Akaroa township and County have had fluctuating population trends for many years. The township's population grew by only one person or 0.2% in the 1971-6 period, compared with a growth rate of 11.5% in the 1966-71 period. The County however has had a reverse type of pattern, having gone from a decrease of 12.8% of the population in 1966-71 to an increase of 5% in 1971-76.

The Wairewa County has gone from a population decrease in 1966-71 of 9.1% to an increase of population in 1971-76 of 3.8%.

Overall, the permanent population of the Peninsula seems relatively steady, with decline taking place in the isolated outer bays and increases in the larger settlements. As transport and communications have improved, it would



(2) Akaroa Harbour.

seem that the Peninsula has become more attractive for commuters from the areas closer to Christchurch.

1. AKAROA: THE COUNTY AND TOWNSHIP

Akaroa township is an attractive coastal village some 50 miles by road from the centre of Christchurch city. Since the 1960's Akaroa township has experienced a decline in its function as a service centre for most of the Peninsula. It has however at the same time experienced a rise in population (Table 2.1) and the development of a new dependence on many forms of tourism, for part of its livelihood: (Davies, 1970).

One of the significant features of both the township and the County is the steady increase in the numbers of non-residents (Table 2.2), and the proportion of retired people (Table 2.3).

Akaroa is increasingly having to rely less on its primary production and its role as service centre for the rural area for its income, and more upon its assets as a tourist-retirement centre. This is evident when looking at the occupational structure of the area (Table 2.4). The main areas of employment are in the commercial and professional groups, indicating that the services provided for the tourist are a very important source of employment. The actual variety and number of services would perhaps not exist without tourism. Such facilities as the two restaurants, motels, craft shops and gift and

(Table 2.1)

AKAROA:
GROWTH OF PERMANENT POPULATION

YEAR	AKAROA TOWNSHIP	COUNTY
1961	1,827 (Combined Total)	
1966	573	1,047
1971	639	913
1976	640	957

Source: Akaroa County Council

(Table 2.2)

POPULATION STRUCTURE:

AKAROA COUNTY

YEAR	1971	1976
Akaroa Township Residents	639	640
Akaroa Township Temporary (Holiday Homes)	772	1050
Akaroa Township Day-Trippers (Maximum during Summer)	1840	1930
Remainder of County Residents	913	959
County Temporary (Holiday Homes)	1050	1500
County Visitors (Maximum during Summer)	1190	1320

Temporary and Visitors' figures are estimated made by the Council.

Source: Akaroa County Council.

(Table 2.3)

AGE GROUPINGS

	<u>AKAROA TOWNSHIP</u>	<u>N.Z.</u>
(a) Minors	36%	40%
(b) ADULTS	53%	53%
(c) OVER WORKING AGE	11%	7%

(Source: Akaroa County Council)

(Table 2.4.)

OCCUPATIONAL STRUCTURE IN AKAROA

	<u>AKAROA TOWNSHIP</u>	<u>COUNTY</u>
Primary Industry	%	%
- Farming	3	56
- Forestry & Sawmilling	1	1
- Fishing	24	2
Manufacturing Industry including dairy factors	-	3
Services (power, water etc.)	4	4
Building and Construction	6	4
Transport and Communications	10	10
Commerce, professions etc.	27	10
Others	5	5
Retired	20	5
	<hr/>	<hr/>
	100%	100%
	<hr/>	<hr/>

(Source: Akaroa County Council.)

souvenir shops rely almost totally on the tourist.

Overall, Akaroa is remarkably well serviced with public and private facilities. There is a maternity hospital, a District High School, a movie theatre, a police station and Trading Bank branches, plus a substantial number of retail outlets.

The second largest area of employment in the township, is in the fishing industry either on the boats or in the processing plants.

For the County, farming provides 56% of the employment opportunities followed by the commerce and professions group and transport.

The facilities and services at the other settlements in the Akaroa County vary considerably. Duvauchelles has a small selection of services, however, most of the other bays have only the basic services of a general store, a Post Office box, a petrol pump, and a primary school (Appendices A1)

3. LYTTTELTON HARBOUR

Of the area under study in Lyttelton Harbour, Diamond Harbour is the only settlement that supports a substantial permanent population. It acts as a focus for the surrounding area in the provisions of services and facilities. The variety of these services and facilities is limited partly due to its proximity to both Lyttelton and Christchurch which are 18 miles and



(3) Lyttelton Harbour:

20 miles by road, respectively. Diamond Harbour does however support two grocery stores, a Post Office, a primary school, a fire brigade, a launch and school bus services, plus a group of tradesmen (see Appendices A2)

A significant feature of the Lyttelton Harbour area is its threefold division of population. There are those permanent residents who work and live in the area (and those who are retired), permanent residents who work in Christchurch or Lyttelton, and thirdly, the group of holiday residents who constitute over half the total population (Table 2.5).

There are very few employment opportunities actually available in the area, except in the service or trade sectors and to a large extent Diamond Harbour and to a lesser extent the other bays act as a dormitory area for Lyttelton and Christchurch, with people commuting either by car or by the public launch service to Lyttelton and Christchurch.

Another feature of the area, is that the settlements were not established until relatively recent times, unlike for instance Akaroa. Diamond Harbour was deliberately planned by the Lyttelton Borough Council in 1913 as a "garden suburb", to accommodate for the overflow of Lyttelton's population.

The other bays, Purau, Church Bay and Charteris Bay are even more recent developments than Diamond Harbour beginning in the mid 1940's and growing with the subdivision

(Table 2.5)

POPULATION STRUCTURE:
LYTTELTON HARBOUR AREA

	Permanent	Holiday homes
Diamond Harbour	55%	45%
Charteris/Church Bay	10%	90%
Purau	40%	60%

(Source: Mount Herbert County Council.)

of further blocks of land. These bays have become almost entirely holiday home areas as Table 2.5 indicates. In Charteris and Church Bays today, the combined permanent population amounts to approximately 30 people. These bays have virtually no public services and rely entirely on Diamond Harbour as a service centre.

In overall terms, the area has grown significantly in recent years and the separations between Church and Charteris Bays and Diamond Harbour have, become less clear, as ribbon-like development follows the main roads. Growth has been rather haphazard and piecemeal in the past, due to lack of strict planning. Many empty sections exist and are kept for investments which has created a demand for further land subdivision, adding further to the piecemeal development of the area.

BANKS PENINSULA AS A RECREATIONAL AREA

Banks Peninsula, in recent years has assumed the new role of one of the major recreational areas for Christchurch and Canterbury residents, and has become a popular destination for daytrippers, holiday-makers and holiday home owners. The Peninsula, with its coastal waters, hilly terrain, and its distinctive scenic attractions and recreational facilities provides a marked contrast with the Plains.

Difficult access in the earlier days meant that it was largely cut off from the Canterbury area, but with improvements in roads and transport, even the most remote bays are today only 2½ hours drive away from the centre of Christchurch.

The range of activities available and their popularity has been partly documented by Neighbour 1973.⁽²²⁾ Boating and swimming are probably the most popular activities on the Peninsula, and it is also a very popular destination for sightseers. Each bay is visually and physically quite different providing a variety of opportunities for the visitor.

(22) Neighbour, A.M. (1973) "Outdoor Recreation in Christchurch: A Survey of Activity Patterns" Department of Geography, University of Canterbury.

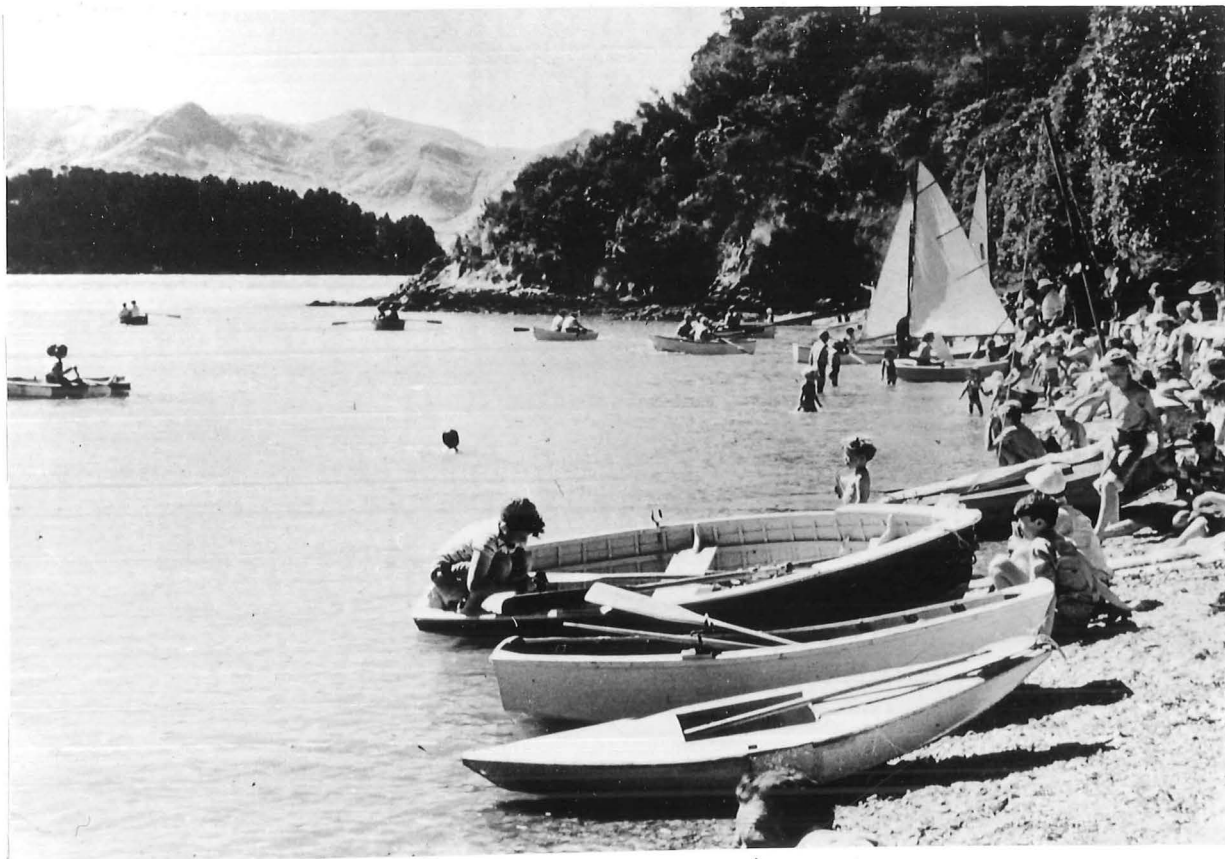
Akaroa is probably the most popular area for daytrippers and holiday-makers, and holiday home owners, for it has a vast selection of recreational opportunities, plus it is an area of considerable historical interest. The French character and charm of the area is unique to New Zealand, and has in recent years put Akaroa on the tourist map.

The outer bays, including Okains, Le Bons, Little Akaloa, Pigeon Bay and Port Levy are more difficult to reach than the settlements of Akaroa and Lyttelton Harbours, however they provide peaceful, unpopulated surroundings and excellent beaches.

Diamond Harbour and the neighbouring bays of Purau, Church and Charteris Bays are very popular with the daytripper, but lack public accommodation facilities on any large scale to attract the holiday-maker. Charteris Bay and Purau are becoming increasingly popular for day-tripper and holiday home owners, as boat ownership increases for they have the required launching facilities for trailer boats. This area is very popular due to its relatively close proximity to Christchurch. It is only 45 minutes drive from the centre of Christchurch.

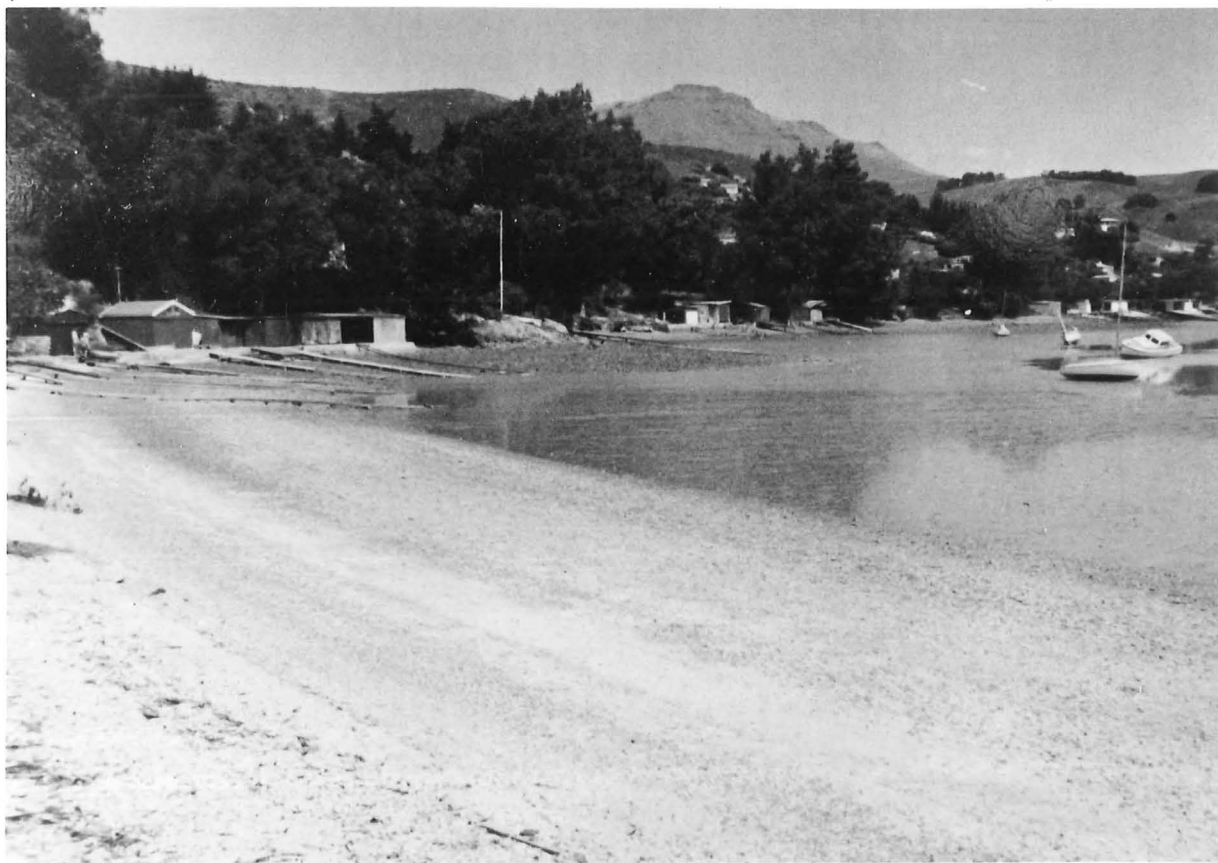
1. THE BEACHES

The beaches of the Peninsula are a major influence in attracting daytrippers, holiday-makers and holiday home owners to the area. Yet unfortunately the best beaches



- (4) Charteris Bay: Beach is very small at high tide (above). At low tide there is more beach but no water.

(5)



are the least accessible. The most popular beaches in Akaroa Harbour and at Charteris and Church Bays suffer from various problems. Firstly the heads of both harbours have shallow flat floor profiles due to the build up of silt. The beaches in these areas therefore are often unusable for swimming at low tide due to the lack of water. This also affects the boating activities, where the lack of water at low tide makes many bays inaccessible, and launching in some cases impossible. Lyttelton Harbour has 920 acres of mud flats when exposed at low tide.

Another problem that the beaches in some areas face, which are again the most popular beaches in Akaroa and Lyttelton Harbours, is that the beach slope rarely exceeds the extreme tidal range of approximately seven feet. Consequently for up to an hour each side of high tide, beach area is very restricted if not non-existent, depending on location and the current tidal ranges.

There is no continuous line of beaches around the Lyttelton or Akaroa Harbours, but rather a series of short disconnected areas. The water conditions vary also in that some of the outer bays have surfing conditions, while others have shallow waters (Purau and Charteris Bay), and others have deep waters (Camp Bay and Wainui).

2. RECREATIONAL FACILITIES

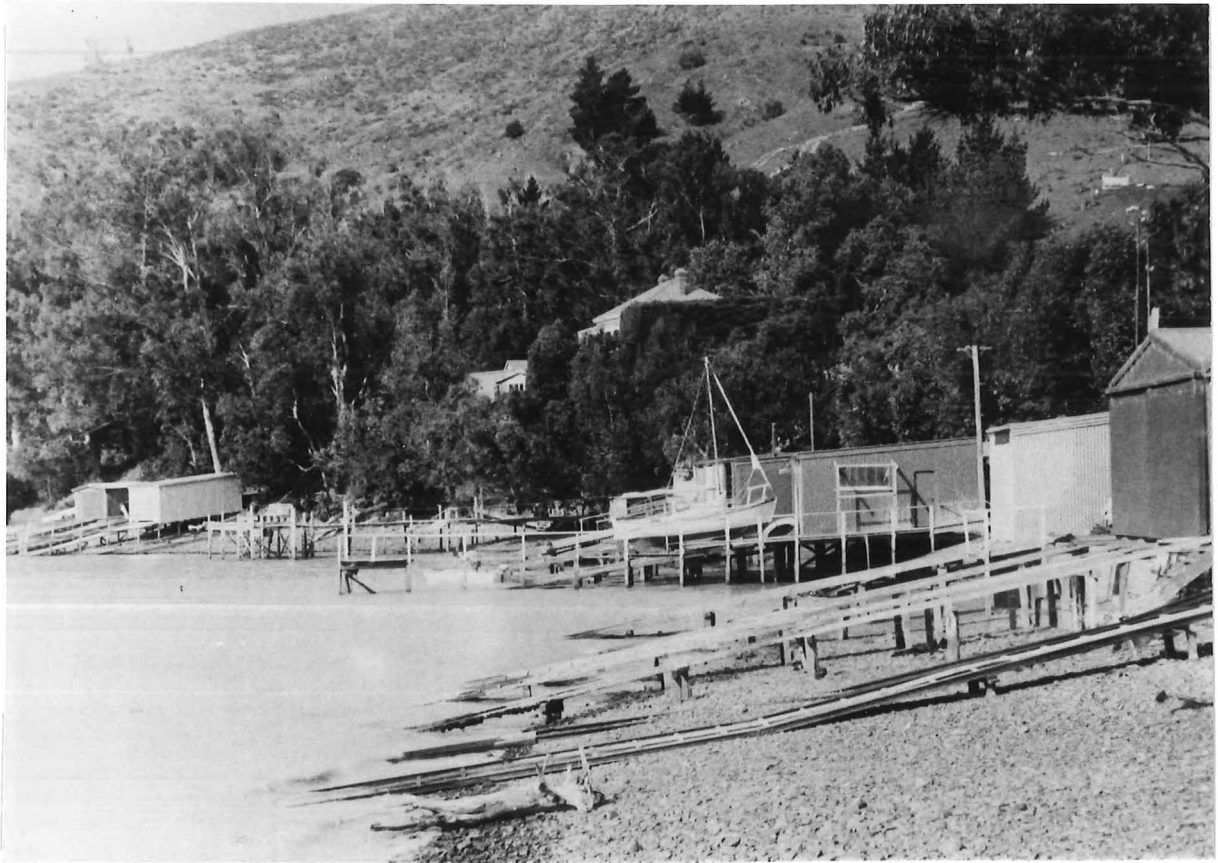
Each bay on the Peninsula provides a variety of

recreational opportunities and facilities. Some of the recreational activities pursued on the Peninsula do not immediately require man-made facilities. However all activities do at least need some sort of back-up facilities such as car parks and walking tracks. A summary of the available facilities are listed in Table 2.6 according to the particular bays.

The Peninsula, in its most popular spots, is beginning to show signs of congestion in terms of beach crowding and lack of parking spaces. This is very evident in Akaroa township and in Charteris Bay. The lack of parking also concerns boat trailers and the cars associated. The County Councils of the areas involved are trying to alleviate this difficult problem.

A striking cultural feature of the shoreline of both the large harbours is the concentration of private slipways and boatsheds belonging mostly to holiday-home owners. These also are proving to be a problem because in some areas they inhibit access along beaches, or clutter the beaches reducing the usually limited area available for use. This is particularly evident in Charteris Bay.

Another feature of the Peninsula is the presence of a jetty in all but the most isolated bays. The jetties are remnants of the past when they provided the necessary facility for handling passengers and cargo, when contact by sea was the only form of access to the Peninsula.



(6) Charteris Bay: Boat ramps and slips belonging to holiday home owners, hinder access along the shore.

Table 2.6

BANKS PENINSULA - RECREATION FACILITIES

	Picnic Areas	Parking Areas	Toilets	Changing Sheds	Barbeque Areas	Litter Bins	Jetty	Boat Slip	Moorings	Boatclub	Boatsheds	Water Ski Lanes	Tap for Casual Users	Shop	Petrol	Children's Play Equipment	Domain	
Port Levy	X	X	X			X	X		X		X							Tennis Courts
Pigeon Bay	X		X		X	X		X	X	X	X		X	X	X	X	X	Tennis Courts
Little Akaloa	X	X	X			X	X	X	X				X				X	Tennis Courts
Okains Bay	X	X	X	X		X							X	X	X	X	X	Macri & Colonial Museums
Le Bon's Bay	X	X	X			X											X	Tennis Courts
Te Oka	X	X				X												
Charteris Bay							X	X		X								Golf Club
Diamond Harbour	X	X	X	X	X	X	X		X				X	X	X	X		Tennis Courts
Purau	X	X	X			X	X	X	X									
Akaroa	X	X	X	X		X	X	X	X	X		X	X	X	X	X	X	Museum, Scenic Walks, Reserves
Takamatua						X	X	X	X		X	X					X	
Robinsons Bay	X	X					X	X	X		X							
Duvauchelle			X			X	X	X	X		X	X	X	X	X		X	Golf Club, Tennis Courts
French Farm	X	X	X			X	X		X	X	X							
Tikao Bay			X			X	X		X	X		X						
Wainiu			X	X		X	X	X	X		X	X					X	

Some of the jetties are no longer maintained, however those which are still usable provide a valuable recreational facility for boating swimming and fishing. The area also has a few privately owned jetties.

The Peninsula, has a limited number of concrete launching ramps, which are greatly overtaxed during the peak summer seasons. Parking, as already mentioned is a problem also. Sites suitable for launching ramps are few on the Peninsula.

Water skiing lanes have been clearly demarcated in most areas and are patrolled in the peak of the summer season.

There is also a selection of facilities not associated with water-based activities, such as golf and tennis, that are also popular. Picnic areas are found in most bays, although the facilities are often not of a very high standard in terms of toilets, water taps, rubbish bins, playgrounds, barbeque areas and changing sheds.

Crowding and parking problems also occur in many of the picnic areas such as in Purau and Wainui.

3. ACCOMMODATION

The Peninsula is often criticized for its limited variety of accommodation. For instance, there are only two motor camps, one at Purau and one in Akaroa and both have limited capacities. Also there is no public

accommodation at all, in some areas such as Le Bon's, Charteris and Church Bays and Diamond Harbour.

A list of the available accommodation facilities is given here in Table 2.7.

Akaroa is well served by motel with approximately 45 units with a capacity of 200 people and accommodation at the two hotels and the motor camp.

Some of the larger outer bays have no camping facilities at all, and those that do (Table 2.8) have only minimal facilities in the local domains, all have toilets yet none have showers, kitchens or laundries. There are proposals made by the Councils of the areas to provide the much needed facilities in future years.

Added to the supply of public accommodation is the holiday home which provides accommodation not only for the owners but also to people who are able to rent the private holiday homes. This is quite an important aspect of the Peninsula's accommodation supply.

There is a recognized need to channel some of the peak season pressure away from the most easily accessible and well-known areas, so that destruction of the quality of these facilities does not occur.

The outer bays and the less accessible and known beaches and other attractions need to be promoted and made more inviting for the visitor to the Peninsula, while at the same time the existing facilities in popular areas need to be upgraded to allow a higher carrying capacity.

Accommodation also needs reassessing to allow the less wealthy visitor the opportunity to stay in the area, for at present the situation is fairly selective.

(Table 2.7)

BANKS PENINSULA
HOLIDAY ACCOMMODATION

	CAPACITY
Godley House (Diamond Harbour)	7 rooms, 1 unit
Purau Motor Camp	56 sites and 4 cabins (20)
Okains Bay Domain	40 sites
Duvauchelle Domain	20 sites
Pigeon Bay Domain	40 sites
Akaroa	
Akaroa Motor Camp	140 sites and 16 cabins (80)
Akaroa Hotel	9 rooms
Grand Hotel	10 rooms
Akaroa Motels	4 units
Brassels Motels	3 units
Le Voyageur Motels	8 units
Akaroa Holiday Flats	6 units

(Table 2.8)

BANKS PENINSULA - CAMP GROUNDS

	Serviced Sites (Powers)	Un-Serviced Sites	Cabins	Facilities Toilets Showers Kitchen Laundry			
Purau Motor Camp	42	14	4 (20 people)	x	x	x	x
Pigeon Bay Domain	-	40		x	-	-	-
Okains Bay Domain	-	80 potential 40 existing (1)	-	x	-	-	-
Duvauchelle Domain	16	4	-	x	to be developed	sink & zip only	-
Akaroa Motor Camp	40	100	16 (80 people)	x	x	x	x
Okuti Valley School	-	8	-	x	-	-	-

Note: (1) Camping at Okains Bay Domain limited to 40 sites because of lack of water.

CHAPTER 111

HOLIDAY HOMES ON BARKS PENINSULA:

INTRODUCTION:

To make an assessment of the impact that holiday homes have upon a region, many factors need to be taken into consideration. The characteristics of the owners, the holiday home and the use made of it must be examined in detail to establish the nature and extent of the potential impact. The area that is receiving the holiday homes also needs to be examined to determine the impact at a local and personal level.

To fully understand this trend of holiday homes and the resulting impact, it is first necessary to identify some of the elements that have allowed this trend to develop and then to examine those factors that will shape the distribution and density of holiday homes in a region.

As figure (3.1) postulates there initially needs to be a demand for such a recreational facility and the extent of this demand is largely controlled by the affluence and opportunities of the society concerned.

Secondly if an area is to attract holiday homes it must have available and suitable land for building some form of access, and some type of recreational attractions.

HOLIDAY HOME DEMAND MODEL

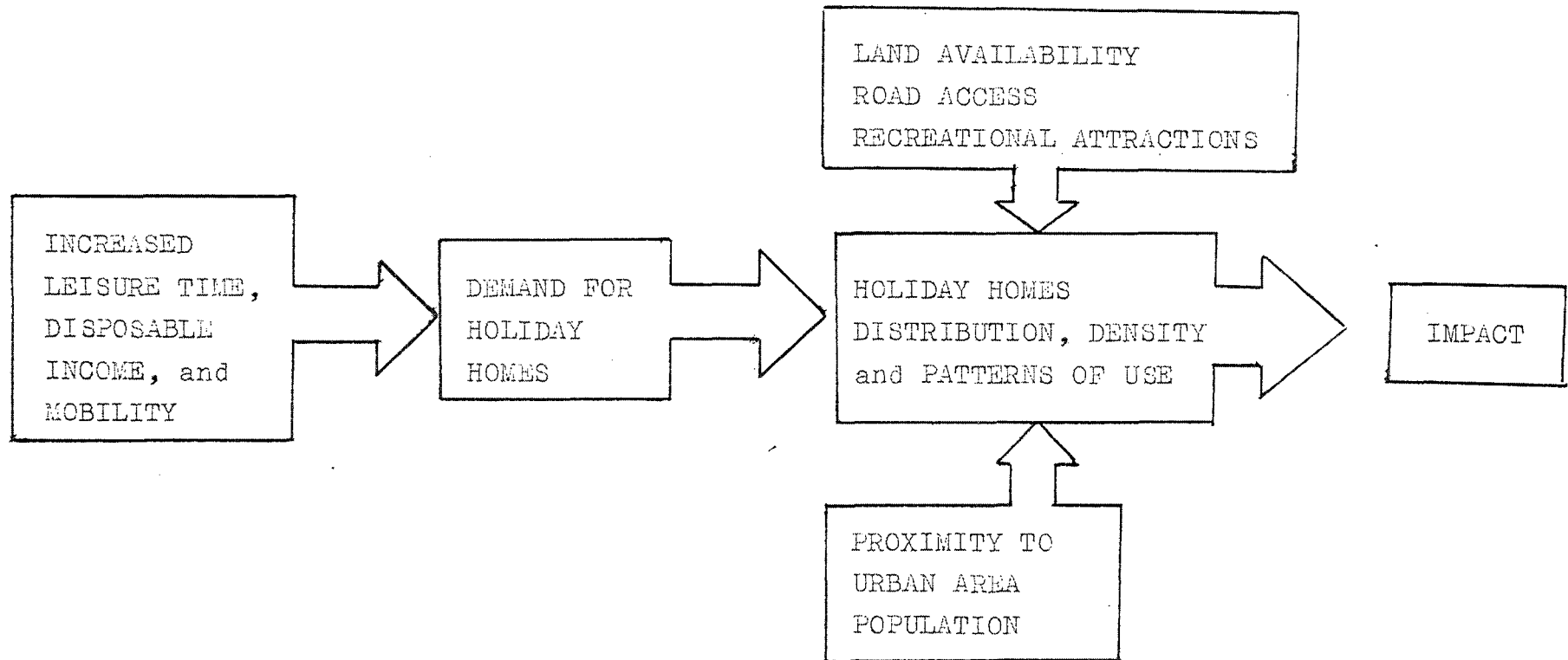


Figure (3.1)

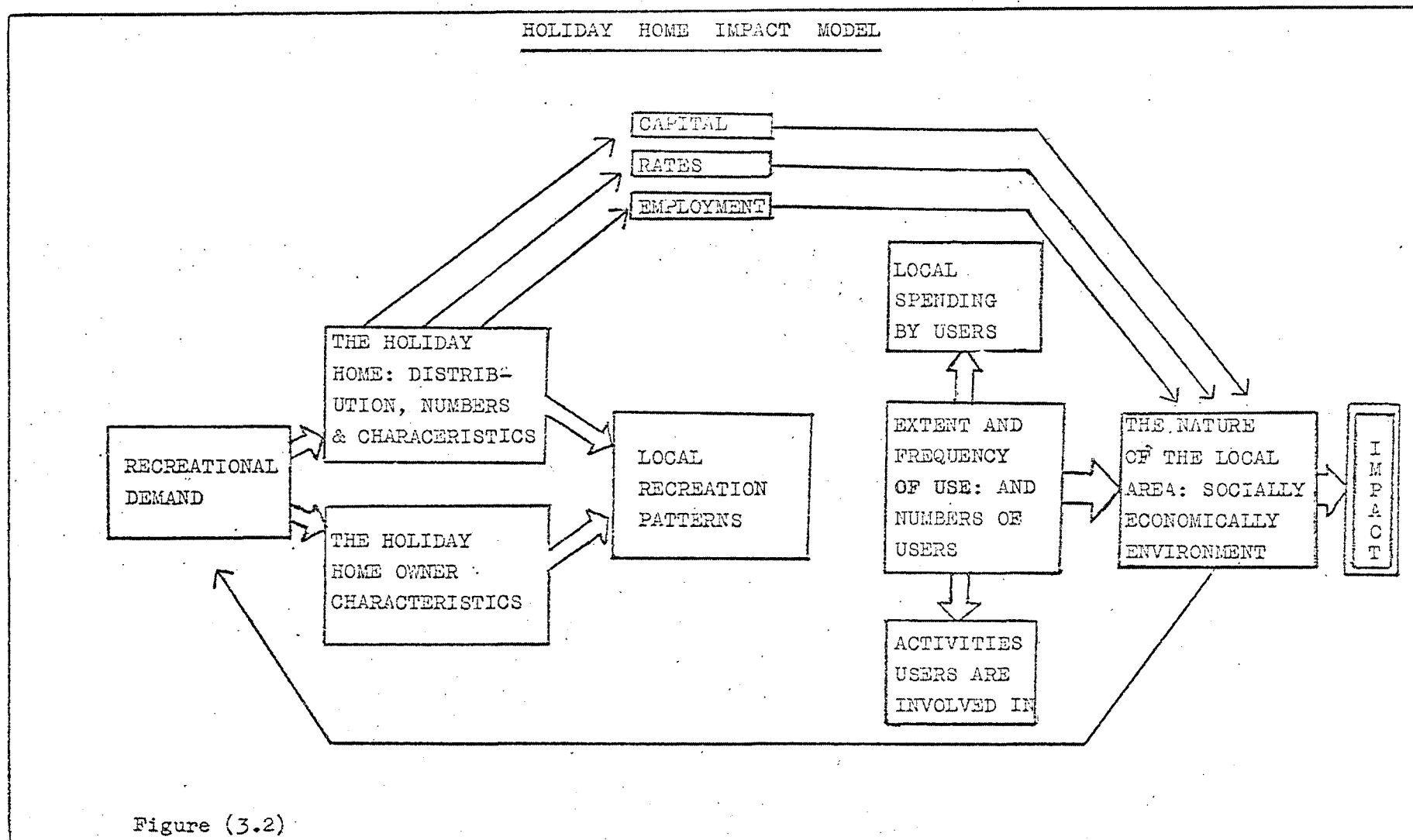
Thirdly the ability of an area to attract holiday homes will depend upon its proximity to an urban area. The demand for a holiday home is usually greatest in those areas nearest to large concentrations of urban population.

Having outlined what major factors affect the demand for holiday homes and their distribution, it is now necessary to examine the potential impact that the holiday home and the owner-user may have on an area, and the factors that will influence the extent of this impact (Figure 3.2).

The impact will basically depend on the density of the holiday home development in an area, the associated number of users, and the patterns of use made of the holiday home. The amount of use in terms of total days and the type and frequency with which activities are undertaken by the users will ultimately determine the impact of holiday homes on the local economy, environment and way of life.

The holiday home stimulates the local economy in several ways. First there is the initial capital inflow into the area of the holiday homes, and secondly, this in itself provides the area with assets that may be rated, thus adding further to the local economy. Thirdly, there are inflows of money into the area through general spending and through wages of those who are employed by the holiday home owners.

The nature of the local area will determine the extent of the impact. Where there are few shops, or



people, the impact is likely to be minimal in economic and social terms. However the areas that do have shops, tradesmen, and a substantial number of local people and which have a considerable number of holiday homes, are likely to feel the impact of this presence.

The models provide a framework with which to assess the impact of holiday homes. It is essential therefore that as an introduction to this study the distribution and density of holiday homes on Banks Peninsula be pointed out, and the factors that have influenced this development identified.

It is believed that the holiday homes and their resulting impact upon the receiving area varies with location on the Peninsula. These expected differences hopefully will be identified and examined and an attempt will be made to explain why they occur.

THE DISTRIBUTION AND NUMBERS

The Census states that there were approximately 1,300 holiday homes in the three Counties of Banks Peninsula in 1976, plus an estimated 186 in the Diamond Harbour area.

The growth of holiday homes on Banks Peninsula until the early 1960's was slow from which point it grew rapidly (Table 3.1).

Akaroa experienced a very rapid period of growth after 1956, presumably as the result of better roads and

(Table 3.1)

HOLIDAY HOME GROWTH
ON BANKS PENINSULA

	MT. HENRI COUNTY	AKRON COUNTY	CATHOLIC COUNTY	LYNCHBURG COUNTY
1926	2	1	-	-
1936	29	18	12	-
1945	72	48	43	-
1956	155	31	71	-
1961	223	278	83	121
1966	301	384	77	124
1971	195	507	96	133
1976	268	640	99	256

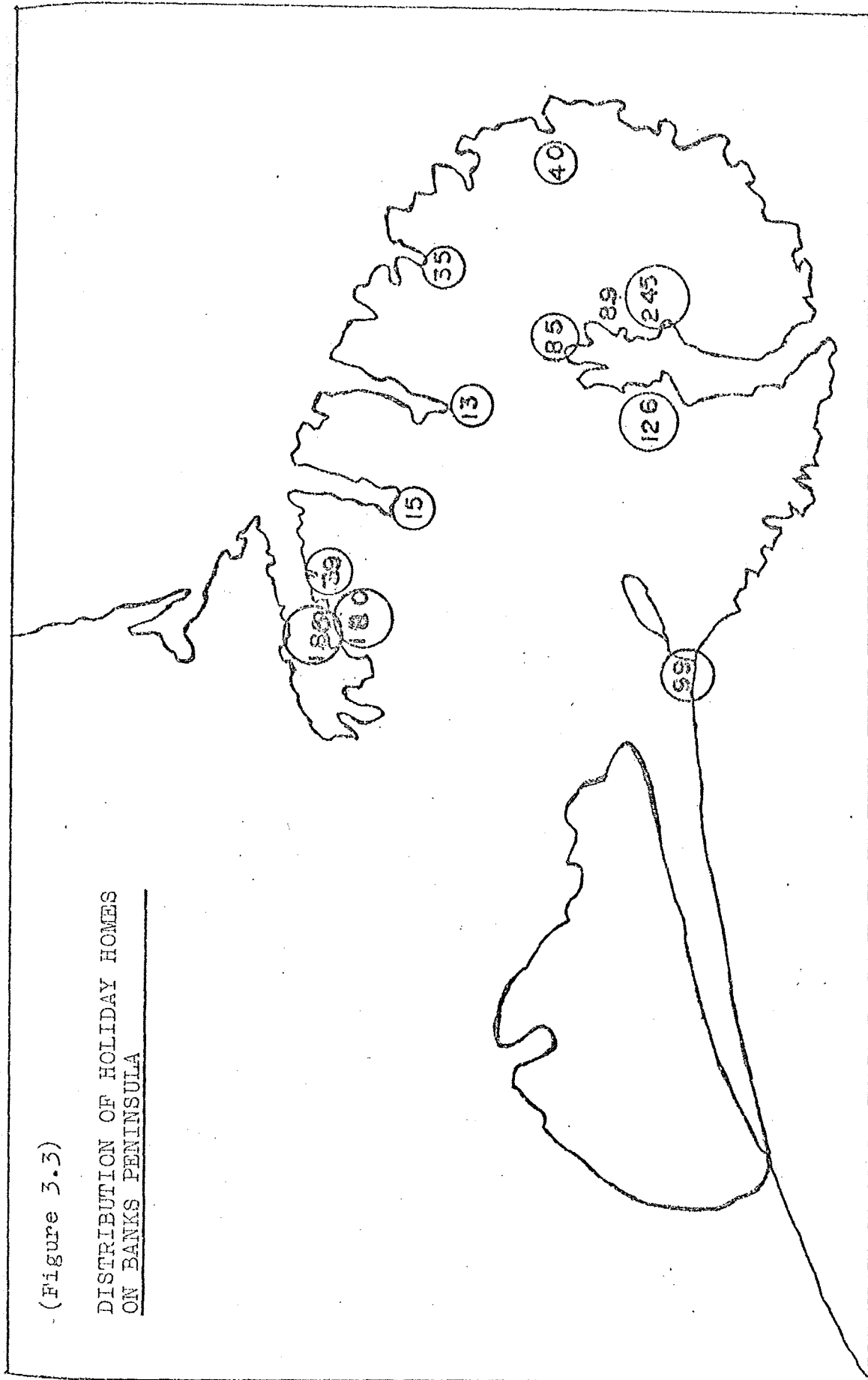
(Source: Census Records)

transport facilities, making this isolated area of the Peninsula more accessible to the people of Canterbury. There was only a small number of holiday homes in the Mount Herbert County until 1945, however, the numbers have grown steadily since this time. The number given by the 1966 Census (Table 3.1) seems rather high considering the trend shown. Perhaps 201 would be a more feasible number.

Growth has been slow but steady in the Lyttelton Borough until recently where the Census indicates a large increase in numbers. The figures given for the Lyttelton Borough would however include a larger area than just Diamond Harbour. No separate census figures are available for Diamond Harbour, though the rates records indicated that there were approximately 186 holiday homes in the area in 1976.

Wairewa County has shown a very slow yet steady growth rate. The majority of these holiday homes are concentrated at Birdlings Flat on the shingle spit that contains Lake Ellesmere and Lake Forsyth.

The overall distribution of holiday homes is shown in Figure (3.3) Some of the smaller bays have been included with nearby larger bays in the following areas; Tikas and French Bays, which have small numbers of holiday homes, are included in the Waimui area, Purau and Shelly Bay on the Lyttelton Harbour area are included in the area classified as Charteris - Church Bays. The clusters of holiday homes in the areas of Takamatua, Robinsons Bay



and Duvauchelle has been grouped together due to their similarity of characteristics.

1. AKAROA: THE COUNTY AND TOWNSHIP

The holiday homes in Akaroa township and county, according to the Council, make up approximately 60% of all the dwellings, a figure that has grown steadily in recent years

Within the County the distribution of the holiday homes largely reflects that of the permanent dwellings and services, although new subdivisions have done much to redirect growth away from the established town areas. There have been a considerable number of subdivisions on the Peninsula: in the area surrounding the town itself, on the Takamatua, Robinsons Bay and Duvauchelle Peninsulas, and in other smaller subdivisions scattered around the bays. Most of the larger subdivisions have occurred since 1960, and although all the sections have been sold many remain vacant. This has tended to create a piecemeal type of development and has also caused many problems for the County Council in terms of service provisions, and the clearing of noxious weeds. The Council has had to provide many services, but has only received the reduced rates paid for vacant sections.

Development in Wainui began in the late 1950's and has been largely unplanned, creating a ribbon-like concentration of holiday homes along the water front and



(7) Duvauchelle Peninsula: Holiday Homes on new subdivision.

the main roads. A new subdivision opened in 1977 in Wainui providing a further 100 suitable sections for holiday homes. The outer bays have had varied types of development. Le Bon's Bay has a concentration of holiday homes back off the beach front, which allows easy access for the public. The holiday homes are grouped together and use the land efficiently. These baches were built mostly in the early 1960's.

Okains has no recognizable cluster holiday homes, while Little Akaloa has quite a concentration in its small beach area. Again development has followed the main road.

Pigeon Bay has a concentration of holiday homes on its water front with others scattered further up the long valley.

2. THE LYTTTELTON HARBOUR AREA

The availability of approximately 180 suitable holiday home sections in the Church and Charteris Bay's area, was the basis of development of much of the southern side of Lyttelton Harbour in the two decades from 1945.

From the time that Diamond Harbour was first subdivided for residential dwellings in 1913, there was a scattering of holiday homes. This developed into a situation where for many years the holiday homes made up approximately 65% of the local dwellings (Clark, 1965). Many of the original holiday homes have since become

permanent residences and this percentage has now been reduced considerably.

In Charteris Bay a small number of sections were available before 1945, but the majority of the development in this area has occurred since the early 1950's. Several large subdivisions of farm land made this possible in 1948. Development again, has been ribbon-like following the main roads and lacks any natural focus. Further subdivisions are being opened up at present, although they are considerably smaller than the original two subdivisions.

Church Bay was opened up for subdivision in 1936, and two subsequent subdivisions have accounted for almost all the desirable residential sites in the area. The most recent was the Stock Subdivision which was opened up in the early 1960's. Many of the sections although sold, still remain vacant while some have become permanent residences.

The Purau subdivision has proceeded in three stages from 1951 and being the most recently developed it still has a number of sections available. This area unfortunately displays evidence of immaturity and bad planning. Many of the sections are very small, and the holiday homes have no view, while other holiday homes on the water front are badly designed, and the owners have made no efforts to landscape the properties.

Shelly Bay, is a cluster of nine baches, on a piece of land that is less than an acre. These baches were constructed in the 1930's and 1940's on a piece of land given to one of the original bach owners.

Port Levy also has a scattering of holiday homes. These are mainly situated at the old Maori Pa site, or are old farm cottages up the valleys. Today there are approximately 15 holiday homes in the area, distributed along the water front areas. Charteris Bay is almost entirely made up of holiday homes. It has eight permanent dwellings and Church Bay has only one permanent dwelling. However, Diamond Harbour is becoming more and more a permanent residence rather than holiday homes' area.

Having established the distribution and density of the holiday homes on Banks Peninsula it is now possible to examine the nature of the demand. Figure (3.1) suggests that demand is influenced by increased leisure time, mobility, and disposable income and it is of interest here to establish exactly who this demand comes from and what characteristics have allowed these people to become owners of a holiday home.

First, it is necessary to give a review of the methodology so that the structure of the study may be clearly understood.



(8) SHELLY BAY



(9) CHURCH BAY: The holiday homes and boatsheds

A REVIEW OF THE METHODOLOGY

The bulk of the data required for this thesis has been gathered through a series of questionnaire surveys. The first survey was directed at the holiday home owner. The Local Authority Rating Records on Banks Peninsula were used to establish a sample frame of holiday home owners by examining the rate demands sent out by the rating authority for buildings in their area. These are sent to the permanent residence of the occupier, and it is assumed that the number of demands sent to addresses outside the authority is an indicator of the number of holiday homes in the County area.

The apparent simplicity of this source was complicated by the suspected correlation of the address, to which the demand is sent, with the amount of use made of the property. Where visits were frequent, it was suspected that rate demands might be sent to the holiday home itself, where if visits were less frequent, the demands were far more likely to go to the permanent address. This problem however was resolved by inquiring at the Post Offices on the Peninsula and it was discovered the the number involved in this practice was minimal.

The questionnaire (Appendices B1) was structured so as to establish the socio-economic characteristics of the owner and to discover some of his behavioural patterns. Questions were included to establish how the

owners perceived the social, economic and environmental implications of holiday homes. Questions on spending habits were also asked. Each questionnaire was issued with an introductory letter explaining the nature of the study. A sample was established by selecting every fifth holiday home address to give approximately 20% of the total number of adjudged holiday homes from the Rates Records. The owners were then contacted by mail for those who lived out of the Christchurch city area. The questionnaires were self administered for those within the city. A stamped addressed envelope was given with each questionnaire for its return. Response to the survey was excellent with a 75% return rate.

The method used to administer the local questionnaire was as follows:

The sampling framework was originally acquired by selecting local addresses from the telephone listings. This method however, proved to be unsuccessful because of the difficulty in identifying a local residence amongst the high concentrations of holiday homes. Another method was then adopted by using the local schools. A selected number of questionnaires were given to the children who delivered the questionnaire to their nearest neighbour, again a stamped addressed envelope was given with the questionnaire. The first method had to be abandoned because the time and thus the costs involved were too high due to the distances required to travel to the study area.

The method used for the business survey was done simply by acquiring all the names of known businesses on the Peninsula and contacting them in person to administer the questionnaire. A stamped addressed envelope was also attached. Some 25 questionnaires were returned. The questionnaire was designed principally to establish how much of the local business patronage comes from holiday homes and who are the most dependent upon this extra business. (Appendices B3).

The questionnaire directed towards the local residents of the Peninsula was designed to establish some of the characteristics of the inhabitants and their opinions on the impact that holiday homes are having. A total of one hundred questionnaires were completed. (Appendices B2).

In the first survey each address was visited three times and only if contact could not then be made was a new address chosen. The rate of actual refusal was agreeably low over the three surveys.

The completed questionnaires from the interviews were prepared for transfer to punched cards in readiness for computer analysis.

In addition to the questionnaire as much information as possible was collected from local sources such as real estate agents, builders, and public officials, to see how far holiday home development had affected the local housing situation, building trade and

and government supported services and facilities. The appropriate Council Offices were contacted in each area to discuss the local situation. Any particular planning measures that were adopted in respect of recreation and housing in the areas concerned were noted and general developments in the counties were discussed to put holiday homes in their broad setting.

Having examined the methodology it is now possible to look at the demand for holiday homes.

CHAPTER IV

THE HOLIDAY HOME OWNER

It is necessary to examine from whom the demand for recreational properties is coming if an impact assessment is to be made. First, it is essential to establish who the holiday home owners are in socio-economic terms and secondly, to know where these people live permanently.

THE SOCIO-ECONOMIC CHARACTERISTICS

It is popularly believed that holiday home ownership and use is the privilege of higher income groups. Data amassed by the present survey about the occupational and income status of holiday home owners certainly confirms the existence of a definite socio-economic bias in this direction, but it also suggests that holiday homes are no longer the exclusive prerogative of the very well-off. The wide spectrum of property types involved shows that there is considerable scope for members of lower income groups to gain access to a holiday home.

1. INCOME

The survey data discovered that some 65.5% of the households in the sample are earning over \$10,000 annually

and of this 23% are earning over \$20,000. (Table 4.1)

The mean income for all respondents is \$14,500.

This definitely reinforces the idea that the owners of holiday homes are receiving higher than average income. The average income in New Zealand is at present \$6,400 annually. Of those respondents receiving less than \$10,000 annually it is likely that many are retired people who make up 13% of the sample. They receive income from the Government superannuation scheme.

The income that the respondents receive varies according to location, (Table 4.1) with the Charteris - Church Bay area having the highest mean income for the Peninsula of \$18,500. The highest percentage of respondents who earn more than \$20,000 a year also come from the Charteris - Church Bay area and Diamond Harbour has the second highest percentage of respondents who fall into this group.

Those areas, where the respondents' incomes fall below the overall mean for the Peninsula, are the Takamatua - Duvauchelle area, Wainui, Birdlings Flat and the outer bays of Little Akaloa, Le Bon's, Okains and Pigeon. The Takamatua - Duvauchelle respondents have the lowest average income for the Peninsula of \$14,500 annually.

The respondents from Akaroa are about average for the sample.

(Table 4.1)

INCOME OF OWNERS

Annual Income	% of Respondents	Location						
		Akaroa	Takamatua Duvauchelle	Wainui	Outer Bays	Charteris Bay	Diamond Harbour	Wairewa
\$0 - \$1,499	0.48	1.52	0.00	0.00	0.00	0.00	0.00	0.00
\$1,500 - \$4,999	3.35	1.52	8.33	0.00	5.56	2.04	3.33	20.00
\$5,000 - \$9,999	30.62	27.27	37.5	35.29	27.78	24.49	36.67	60.00
\$10,000 - \$14,999	23.44	31.82	16.67	35.29	27.78	14.29	16.67	20.00
\$15,000 - \$19,999	18.66	12.12	29.17	17.65	27.78	24.49	13.33	0.00
\$20,000 +	23.44	25.76	8.33	11.76	11.11	34.69	30.00	0.00
	100%							
% of Respondents Earning Over \$10,000		<u>70%</u> 65%	<u>54%</u> 43%	65%	67% 65%	✓ 74%	60% 50%	✓ 20%

2. OCCUPATIONAL STATUS

The occupations of the respondents have been classified into five groups for the purposes of this thesis: Group 1 encompasses the professional and managerial respondents and Group 2 includes those respondents in clerical, and sales occupations as well as small business owners. Group 3 contains those respondents who are skilled workers, such as technicians, carpenters, nurses, and tradesmen. The unskilled labourer is included in Group 4, and the retired respondents are included in Group 5.

As was expected, the respondents were heavily concentrated in the professional and managerial occupations in Group 1 (Table 4.2). This occupational group varies from professionals such as lawyers, doctors, and lecturers to the business director or manager.

Group 2 is the second largest occupational group with 17% of the respondents fitting into this category. Group 1 and 2 are non-manual occupations and clearly make up the largest overall group, with only a small percentage of the respondents fitting into the manual occupations of Groups 3 and 4.

Group 5 has 13% of the respondents. The occupational status of the respondents is much higher than the New Zealand average where only 13% of the working population are employed in the professional - managerial group (Table 4.3).

(Table 4.2.)

OWNERS OCCUPATION GROUPS

	% for all Respondents	Nos.	Akaroa	Takamatua Duvauchelle	Wainui	Outer Bays	Charteris Bay	Diamond Harbour	Wairewa
Professional/ Managerial	52.61	111	52.24%	48.00%	47.06%	44.44%	62.00%	53.33%	0.00%
Sales, Clerical, Trained	17.06	36	20.90%	20.00%	0.00%	27.78%	20.00%	3.33%	20.00%
Skilled	13.74	29	13.43%	16.00%	41.18%	16.67%	4.00%	10.00%	20.00%
Unskilled	2.37	5	2.99%	4.00%	0.00%	0.00%	0.00%	6.67%	0.00%
Retired	13.74%	29	7.46%	12.00%	11.76%	11.11%	12.00%	26.67%	60.00%
TOTAL	100%	211							

Table 4.3

OCCUPATIONAL GROUPS FOR NEW ZEALAND

- Professional Managerial	13%
- Sales, Clerical	23%
- Skilled	44%
- Unskilled	8%
- Retired	7%
- Others	5%

Occupational status varied according to location as expected (Table 4.2). The highest status group was represented most heavily in the Charteris - Church Bay area, where 62% of the respondents belonged to the professional - managerial group, followed by Group 2, who made up 20% of the respondents. There were no unskilled in the area, and the skilled workers of Group 3 made up only 4% of the total respondents of this area.

Diamond Harbour, although it has 53% of its respondents in the professional - managerial category, has only 3% in the second group and surprising high percentage of retired people, who make up 26.67% of the respondents for the area.

Akaroa has 52.24% of its respondents in the professional - managerial category and 20.9% in Group 2 and a high 13.4% in the skilled workers category. The unskilled labourer category was represented by only 3% and the retired people made up 7.46% of the area's respondents.

The Wainui area has less respondents than the other areas, in the professional - managerial group, but has the heaviest representation in the skilled workers group than any other area with a total of 41.1% of its respondents falling into this group. The Takamatua - Duvauchelle area and the outer bays had a similar trend, with comparatively high proportions of the respondents being skilled workers.

The outer bays have the highest representation of respondents in occupation Group 2 and the lowest percentage of professional and managerial people.

3. FAMILY SIZE

The survey provides ample evidence to show that the use of a holiday home is primarily a family activity. Typically there would seem to be two or three children in addition to the husband and wife (Table 4.4). Approximately one quarter of the family members are under 20 years of age and 15% are over 65 years, and presumably retired. These respondents are unlikely to have children living with them

LOCATION OF THE PERMANENT RESIDENCE

In order to obtain a broad picture of the owners of the holiday homes of Banks Peninsula, it is necessary to know the location of the first home or permanent residences. Distance between the permanent residence and the holiday home will presumably be an influence upon the use made of the holiday home and also it is important to know where the owners come from, whether it be most distant farming areas, or the immediate urban area. There are some important socio-economic characteristics commonly associated with the various areas of Christchurch that will provide more information on the owner if the distribution of the permanent

(Table 4.4.)

AGE GROUPS OF
OWNERS' HOUSEHOLD

Age	No. in Group	² Mean	%
0-15 years	39	1.28	7.9%
15-20 years	93	1.61	18.9%
20-40 years	135	1.86	27.2%
40-65 years	151	1.82	30.3%
Over 65 years	79	1.35	15.8%
Total:	479	1.5	100.00%

residences is established.

The survey established some definite patterns concerning the location of the respondents' permanent residences. Within Christchurch city there is a definite clustering pattern, with the majority of the holiday home owners falling into one of three postal zones (Figure 4.1).

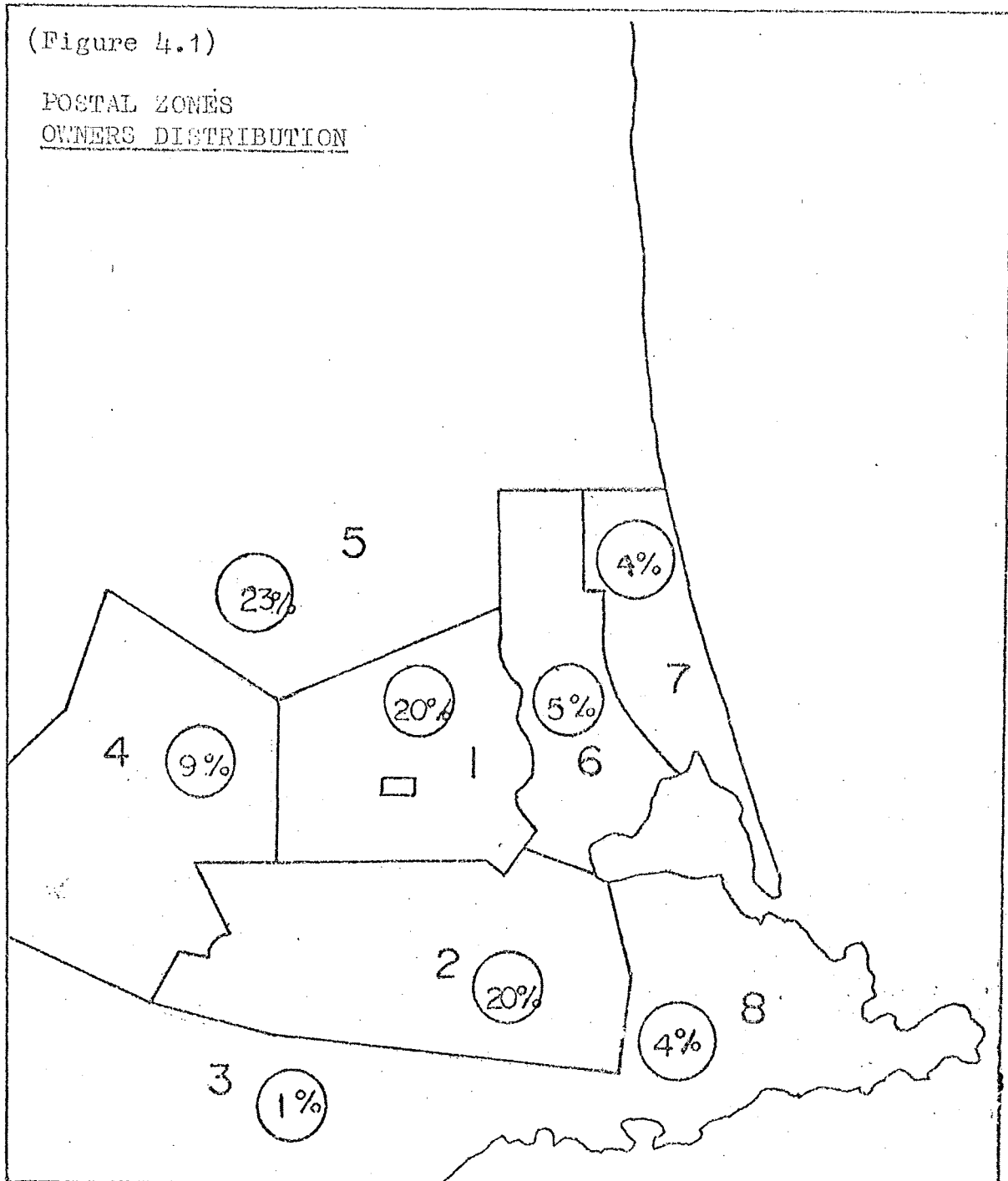
Postal zone five has the highest concentration of holiday home owners within its boundaries with 23% of the total respondents living permanently in the area. Following zone five, zones one and two have the next highest percentage of the permanent residences within their boundaries, each zone has 20% of the total respondents.

Most of the respondents from zone two live on the Cashmere Hills and the majority of those living in zone one live to the north and west of Cathedral Square. These three zones are generally known as the areas with the highest socio-economic status within Christchurch, and this is reinforced by relating the respondents' income to the postal zone in which he lives (Table 4.5). Zone five has the highest average income, with 75% of the respondents for this area having incomes over \$10,000. This was followed by zones one and two which both have 65% of the respondents in income groups of over \$10,000 annually.

The other zones within Christchurch have only a small percentage of respondents and the incomes are generally lower, indicating perhaps the generally lower socio-

(Figure 4.1)

POSTAL ZONES
OWNERS DISTRIBUTION



(Table 4.5)

PERMANENT RESIDENCES AREA CHARACTERISTICS

Postal Zones	I N C O M E					
	\$10-\$2500	\$2500-\$5000	\$5000-\$10000	\$10000-\$15000	\$15000-\$20000	\$20000 +
1	0%	0%	34%	20%	18%	26%
2	0%	4%	30%	26%	15%	25%
3	0%	0%	0%	100%	0%	0%
4	0%	9%	38%	19%	14%	20%
5	2%	2%	21%	21%	27%	27%
6	0%	0%	36%	36%	18%	9%
7	0%	11%	44%	11%	11%	22%
8	0%	0%	37%	25%	12%	25%
9	0%	0%	0%	50%	50%	0%
10	0%	4%	32%	24%	16%	24%

economic status of these areas.

Some 13% of the total respondents live permanently out of the Christchurch area, mainly to the south of Banks Peninsula. Only 2% come from areas north of Banks Peninsula which is probably an indication that these areas have alternative destinations for their recreation, such as Kaikoura or the Marlborough Sounds. Of those respondents who come from the south, many live in the farming areas around Ashburton or in the town itself.

There appears to be an association between the location of the first home and the holiday home on the Peninsula for certain areas. Charteris and Church Bays derive the largest group of its home owners from zone two. These respondents have the shortest journeys between the first home and the holiday home of all the respondents. Akaroa derives 30% of its owners from zone five and 11% from areas south of the Peninsula. Diamond Harbour has the largest group of those respondents who live to the south and also derives the largest group of its respondents not from the nearest zones as expected but from zone five. (Table 4.6)

In other areas of the Peninsula where the respondents have lower socio-economic characteristics, such as in Wainui, the Takamatua - Duvauchelle area, the outer bays, and Birdlings Flat, the origin of the owners is more varied, with more emphasis on the postal zones with the lower socio-economic characteristics.

(Table 4.6)

PERMANENT RESIDENCES

Postal Zones	Total	Akaroa	Takamatua Duvauchelle	Wainui	Outer Bays	Charteris Bay	Diamond harbour
1	20%	17%	28%	11%	27%	19%	19%
2	20%	16%	20%	23%	22%	27%	12%
3	0.47%	0%	4%	0%	0%	0%	0%
4	9.77%	11%	8%	6%	22%	8%	6%
5	23.26%	30%	20%	17%	16%	19%	26%
6	5.12%	4%	0%	6%	0%	7%	10%
7	4.19%	2%	0%	11%	0%	6%	7%
8	4.19%	5%	8%	11%	0%	4%	0%
9 (North)	1.40%	3%	4%	0%	0%	0%	0%
10(South)	11.63%	11%	8%	11%	11%	8%	19%

There would appear to be a pattern that exists for Christchurch in terms of the socio-economic characteristics of various areas, that is virtually transferred, to the areas of the Peninsula. It seems that those who live permanently in high status areas have holiday homes in high status areas on the Peninsula.

There is no complete mixing of the socio-economic groups, but a series of small areas which have common socio-economic characteristics.

In conclusion, it is perhaps possible to consider some characteristics of the "typical" holiday home owning family. The head of the household is almost certainly engaged in a non-manual occupation, probably in a professional or managerial capacity and is likely to be receiving over £10,000 annually. As well as his wife, he has two or perhaps three children of whom at least one is under the age of twenty years. He is also most likely to live permanently in one of the high socio-economic status zones of Christchurch.

CHAPTER V

THE HOLIDAY HOME: SOME CHARACTERISTICS

Having identified from whom the demand for holiday homes comes on the Peninsula, it is now necessary to examine the factors that are important in the acquisition of the holiday home, and why the owners initially directed their demand towards Banks Peninsula. The means by which the holiday home property was found, and the length and type of tenure of the holiday home is also examined here.

THE ACQUISITION OF THE HOLIDAY HOME

Essentially the demand for a holiday home reflects the needs of a household for a different environment in which to spend leisure time, especially the annual holiday and weekends. However for many owners, retirement is also a very important motive for the original acquisition of a holiday home property. Some 24% of the respondents of the survey stated that it was their intention to retire to their holiday home. The impact created by the retirement of owners into their holiday home will be presumably quite significant in social and economic terms for the receiving area. This trend has for some years been occurring in parts of the Peninsula, such as in Akaroa

which now has a high proportion of retired people in its population as a result. The intention to retire into the holiday home presumably varies according to location, probably as a function of the number and quality of services and facilities that are available in terms of retail outlets, social activities and health facilities. Akaroa township attracts the largest proportion of those who wish to retire onto the Peninsula, and this is followed by Charteris Bay and Diamond Harbour. These latter areas have the advantages of easy access to Christchurch and its facilities. The other areas, Takamatua, Duvauchelle, the outer bays, Wainui and Birdlings Flat attract much smaller percentages of those intending to retire to the Peninsula.

When asked to identify the factors that allowed the respondents to acquire a holiday home, over 50% stated that the availability of sufficient disposable income was the most important factor. A gift of land or moneys or the inheritance of the holiday home was the next most mentioned factor and this allowed 13% of the respondents to own a holiday home. Another factor mentioned was the selling of the permanent residence and replacing it with a city flat and thus investing the capital into the holiday home in anticipation of retiring into it. Also the opportunity of being able to own a holiday home came about for a few through joint ownership with another family or families.

1. REASONS FOR LOCATING ON BANKS PENINSULA

The respondents were asked to identify the reasons why they chose to locate their holiday home on Banks Peninsula in an attempt to further understand the nature of this recreational demand. The most frequently mentioned reason was that the Peninsula offered the best recreational opportunities within a reasonable travelling distance of their first homes. It seems that although the distribution of holiday homes has changed and they are now spread further away from the major urban centres, distance still has the strongest influence upon the location decision of a holiday home owner.

Some 22% of the total respondents said that they would have preferred to have established their holiday home elsewhere. The areas mentioned were the Marlborough Sounds, Westland or Southland and reason given for not locating in these areas was that they were too far away to allow frequent use. However 77% of the respondents are quite happy with the Peninsula and further reasons were given why they chose the Peninsula. The scenic beauty and rural atmosphere was the reason that attracted many people to the area, for the Peninsula provides a sharp contrast with the Canterbury Plains. The recreational opportunities of the Peninsula, especially for boating was the reason for many of the respondents locating on the Peninsula. The bays of the Peninsula

provide the most suitable conditions in Canterbury for all types of recreational boating.

Another important reason for locating on the Peninsula was that the owner had family or social ties with the area. Of the total number of households in the survey at least 9% had one family member who had once lived on the Peninsula and this would understandably attract many of these respondents back to the area. Familiarity with the Peninsula through other holidays gave some respondents the motivation to establish a holiday home in the area.

The owners were also asked why they chose a particular area of the Peninsula in which to establish their holiday home, because each area has quite different characteristics and recreational opportunities. Again the most frequently given reasons, were proximity, and the atmosphere and scenery of the particular area. Recreational opportunities was given again also as an important reason. Many respondents chose the site that they did simply because it was available and presumably within their financial capabilities. It seems that very few owners had definite reasons for choosing a site within an area, but took whatever became available to them. Only a small number of respondents gave the specific attributes of an area that influenced their location decision.

Some 10% of the respondents stated that they or their husband or wife had lived on the Peninsula at one stage in their lives, which was the reason for some of having a holiday home on the Peninsula. Some stated that they had retained the family home, and others had bought a holiday home to be near relations and friends whenever possible.

For 84% of the respondents the holiday home they own at present is the first one. The other 16% had owned holiday homes in other parts of Canterbury and the Peninsula. Those who had moved their permanent residence had in some cases also moved their holiday home location through necessity for it was impossible to travel the required distances.

2. MEANS USED TO FIND THE HOLIDAY HOME

The respondents were asked how they initially found out that the holiday home or section was available. The most common way of finding the holiday home has been by some form of personal contact with friends. Some 20.79% found their holiday home through a Real Estate agent, and 20.77% through the news media, and 30% via other means such as searching the Council rates records and Valuation Department deeds and titles to find suitable sections and thus contacting the owner with the hope of buying. A considerable number of this group found the holiday home by searching the Peninsula for signs on fences notifying that the property was available

3. TYPE AND LENGTH OF TENURE

Patterns of tenure varied, but the majority (95.8%) of the respondents owned their holiday home on a single private household basis. The remaining 4.2% were either owned on a two household basis or by a company or organization.

The average length of ownership of all respondents is 11 years, with 30% of the respondents having bought their holiday home since 1971 (Table 5.1). Only 11.2% have owned for longer than 20 years and 3.7% of this is for longer than 30 years.

This indicates that the holiday home for most respondents is a relatively recent acquisition, and also that the majority of holiday homes have been established in very recent years. As has already been stated, most of the holiday homes of Banks Peninsula have been built since the 1960's.

4. BY-LAWS THAT HAVE AFFECTED THE HOLIDAY HOME

Local by-laws and regulations enforced by the local Councils have affected the holiday home owner in many ways. The Council has attempted to maintain certain standards of building and services in order to preserve the attraction of the area.

The most frequently mentioned by-law that has affected the respondents, is the difficulty that many of them faced in obtaining building permits to build the house

(Table 5.1)

LENGTH OF HOLIDAY HOME OWNERSHIP

Years	Total Holiday Homes
0-5	30%
5-10	24%
10-15	20%
15-20	11%
20-30	11%
Over 30	4%

(Table 5.2)

WHEN THE HOLIDAY HOMES WERE BUILT

Year	% Total of Holiday Homes
1860 - 1900	9.2%
1900 - 1950	18.0%
1950 - 1960	18.5%
1960 - 1970	33.8%
1970 - 1977	20.5%
TOTAL	100.00%

or to make alterations. There are certain regulations about the size of houses and some sanitation regulations that have to be met. Others had struck trouble with sewerage disposal, whereby they had been told by the Council that they must install septic tank systems. Others had problems with noxious weeds on their properties, which according to the law must be eradicated or otherwise a fine will be incurred.

Fire restrictions were mentioned by some, in that they were unable to have outdoor fires or barbeques in the summer months. Restrictions placed on water skiing also aroused some feeling, in that special areas are put aside for skiing which is important for the safety of swimmers, but does restrict the skier.

In conclusion it has been established that the demand for holiday homes is a recreational one although retirement is a secondary attraction in the purchase of a holiday home. The proximity of the Peninsula is a major part of its attraction for most respondents and is the principal reason why they directed their demand to this area.

The most important factor in stimulating the demand and therefore allowing the holiday home to be purchased, is finance. The demand is satisfied by the purchase of a holiday home based on single household ownership.

The average length of ownership is 11 years and the means through which the availability of the property became known to the owners, was principally through personal contacts and enquiries.

CHARACTERISTICS OF THE HOLIDAY HOME

It is now possible to examine the characteristics of the holiday home itself in terms of identifying the various types of holiday homes, the values and the nature of any alterations that have occurred, and also who built the house and its age. Each of these factors will partly explain the nature of the demand and the impact that holiday homes have upon the Peninsula.

1. THE TYPES OF HOLIDAY HOMES

There are principally two types of holiday home in the study area, one is the purpose-built holiday home that was originally established for use as a recreational facility. The actual structure of the holiday homes in this category vary immensely from the cheap old-style hut, to the modern and expensive holiday home. The house in some cases is built as a potential retirement home for the owner.

The other type of holiday home is the dwelling that was built for everyday use. This may be an ex-farmhouse or a house in one of the settlements. There are also some buildings, that were not originally homes, but have been converted to be used as a holiday home. This type of holiday home is likely to have less impact on the area, than the purpose-built holiday home in that it is probably more suited aesthetically to the surroundings of the area, and also it does not place



(10) FRENCH FARM: Early colonial farm house now used as a holiday home.



(11) AKAROA: Holiday home once used as a permanent residence.

(12) AKAROA: Luxury purpose-built holiday home in the Glen.





(13) PURAU: County Council Chambers now used as a holiday home.

further pressure on the services and the environment. Of the survey sample 83% of the holiday homes are purpose-built with the remaining 17% having once served as permanent residences for local residents of the Peninsula or for some other purpose.

2. THE AGE

The ages of the holiday homes vary substantially with some of the cottages belonging to the early settlers dating back over 100 years.

The average year in which the holiday homes were built is 1951, which is considerably depressed by the few very old homes. As was stated earlier most of the development of purpose-built homes has been since the early 1950's, with numbers as a total, increasing rapidly in the following years.

The holiday homes built before 1950 make up only a small percentage of the total numbers today and it is evident that most of the growth has taken place since the 1950's, with a particularly high rate of growth in the 1960's. The 1970's so far seem to indicate that the growth of the numbers of holiday homes may exceed that of the 1960's (Table 5.2).

3. THE CAPITAL VALUES

As mentioned in the impact model (Figure 3.2) the capital value of the holiday homes on Banks Peninsula,

can be seen as a capital inflow into the area, which is consequently rateable. The total capital value of all the holiday homes is an estimated \$23 million.

Variations in the type of holiday home is indicated by the value of the property as assessed by the Government Valuation Department. The average value of the holiday home property is \$15,817 with a standard deviation of \$9,102.00. The majority of the holiday home properties have a value of over \$10,000 with over half having a capital value of over \$15,000 (Table 5.3). The high value holiday homes of over \$20,000 make up 36% of the total number. The holiday homes, from observations would appear to have a higher average value, than those of the permanent homes of the locals.

The capital values vary with location, and it would appear that those areas which have more recently been developed with holiday homes, have the highest average capital value (Table 5.4). The Takamatua - Robinsons Bay and Duvauchelle holiday homes have the highest average value, and are relatively new compared with other areas such as Diamond Harbour and Charteris - Church Bay.

The land values vary substantially also with Akaroa having the highest average land value. Charteris Bay has one of the lowest land values next to Birdlings Flat. The average land price for the Peninsula is \$6,595 with a standard deviation of \$4,471.

(Table 5.3)

CAPITAL VALUES OF HOLIDAY HOMES (1976)

Value	% of Total
₱800 - ₱5,000	3.0%
₱5,000 - ₱10,000	16.4%
₱10,000- ₱15,000	23.2%
₱15,000- ₱20,000	21.4%
₱20,000- ₱30,000	26 %
Over ₱30,000	10.0%



(14)

CHARTERIS BAY: Luxury purpose-built
holiday homes.

(15)



(Table 5.4)

CAPITAL VALUE OF HOLIDAY HOMES

	Akaroa	Takamatua Duvauchelle	Wainui	Outer Bays	Charteris Bay	Diamond Harbour
\$300 - \$999	35%	8%	29%	6%	2%	25%
\$1,000 - \$1,499	-	-	-	-	4%	-
\$1,500 - \$1,999	-	-	-	-	2%	-
\$2,000 - \$2,499	-	-	-	-	2%	-
\$2,500 - \$4,999	-	-	-	-	19%	-
\$4,500 - \$7,499	-	-	-	6%	41%	3%
\$7,500 - \$9,999	-	-	-	22%	13%	36%
\$10,000 - \$14,999	11%	44%	17%	61%	11%	32%
\$15,000 - \$21,999	50%	36%	54%	5%	3%	-
\$22,000 - \$39,999	-	-	-	-	-	-
Over \$40,000	3%	8%	-	-	-	-



(16) AKAROA: New ownership flat style holiday homes

(17) BELOW: A new purpose-built holiday home.



The house values vary also by location. The average value for the Peninsula is \$9,247 with a standard deviation of \$4,471 and Akaroa again has the highest house value and Charteris Bay one of the lowest, despite the fact that the owners in this area have the highest average incomes for the Peninsula.

The size of the holiday home sections were on an average 1,120 square metres with the smallest being 225 metres and the largest covering 9,760 square metres or just under one hectare.

4. THE CONSTRUCTION

There is a popular image of the holiday homes in New Zealand being built by the owners, with whatever materials are available and that the construction of the building is part of the pleasure of owning such a property. It appears however, that this trend may be a thing of the past, for the respondents on Banks Peninsula replied that only 27.2% of their holiday homes were self-built by the present owner. Some 24.8% of the respondents said that they were unsure of the history of the house as they were not the first owners.

The largest percentage however of 28.4% were built by builders from Christchurch, with only 13% of the holiday homes being built by the local builders from the Peninsula. Another 6.4% stated that their holiday homes had been partly built by a builder who constructed

the main framework, and that they had completed the holiday home themselves.

Akaroa has the highest percentage of holiday homes that have been built by Christchurch builders, with 41.18% of the holiday homes fitting into this category. Charteris and Church Bays however, had a much lower percentage with 26.83% of the holiday homes being built by Christchurch builders. This area did however have the highest percentage of respondents who stated that the original owners had built or had contracted to have the house built.

The outer bays as expected had the highest rate of self-built holiday homes at 42.8%. Another 21.4% were built by local builders. None were constructed by Christchurch builders which is probably a result of the isolation of these bays and the distance from Christchurch.

Diamond Harbour, with its relatively high permanent population and selection of tradesmen has the largest number of holiday homes that have been constructed by local builders. It has however an equivalent number of holiday homes that were built by Christchurch builders.

Overall the survey established that of all the respondents who own a holiday home at present 46.51% have built or had the holiday home built. Another 46.98% have bought the house and 6.51% have inherited their holiday home.

There appears to be an association between income and who built the holiday house. There is quite a clear trend that indicates that those respondents receiving lower incomes were more likely to have built the holiday homes themselves. Also the highest income group was most likely to employ a builder, either a local builder or a Christchurch one.

The lower income groups were more likely to use a Christchurch builder and less likely to use a local builder. This may be partly explained by the appearance of considerable numbers of prefabricated bungalows which are built in Christchurch, and assembled on the holiday home site. These houses as a rule are cheaper to buy, than a house which is built by conventional means, and thus must be attractive to lower income groups.

The holiday homes that are built by local builders are the ones that will have the greatest affect on the local area in terms of the wages paid to the builder, and other associated tradesmen involved in the construction of a house.

Also the holiday home that is altered is likely to employ some local labour, or buy materials locally, thus adding again to the total impact on the area.

5. IMPROVEMENTS AND ALTERATIONS

Some 38.14% of all respondents stated that they had made some alterations to their holiday homes. The most common type of alterations were minor changes in



(18) PURAU: Prefabricated Bungalow holiday home.

appliances and services, although some major changes were mentioned which involved the construction of extra rooms or internal alterations.

The alteration that was mentioned most frequently was to do with sewerage disposal, and the replacement of old toilet and disposal systems, with septic tanks. Another 10% of the respondents who answered this question had made alterations to indoor appliances such as re-constructing bedrooms, sunrooms and living areas. The addition of appliances to the kitchen, bathroom and laundry were mentioned.

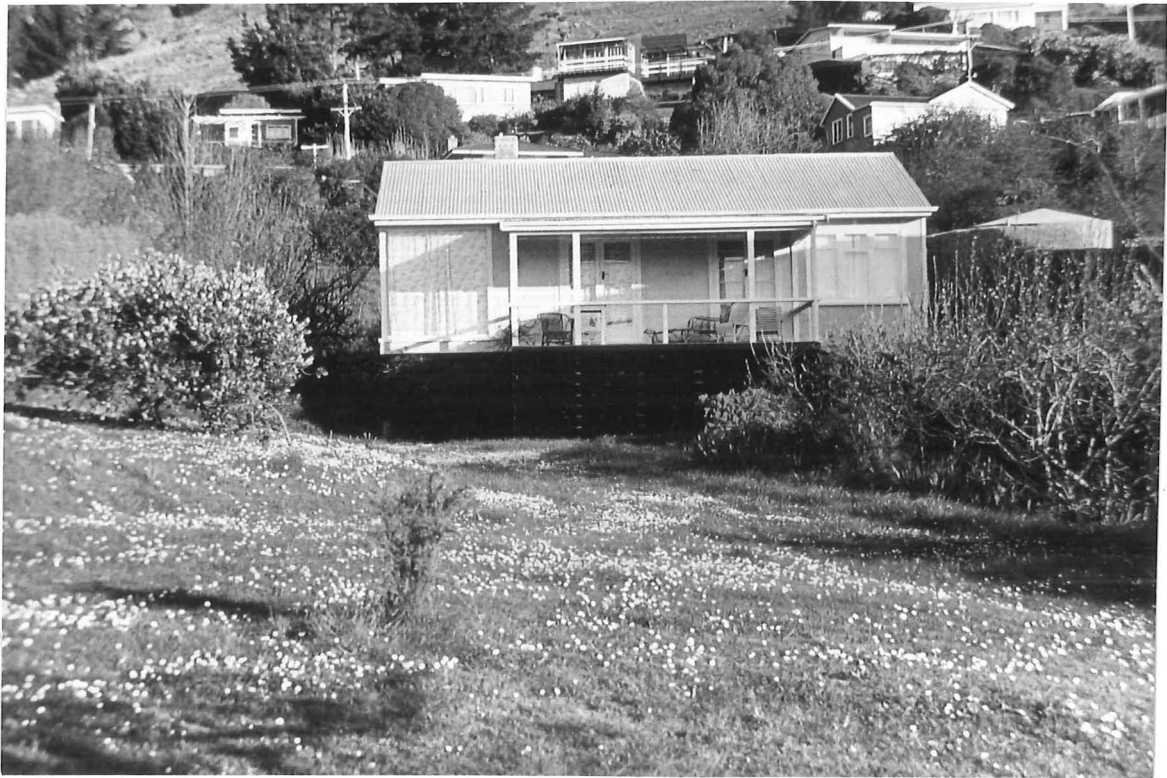
Renovation and preservation was mentioned by 14.5 of the respondents, who owned old colonial houses. This for many was a hobby rather than a chore, and is an important factor in terms of preserving some of the history of the Peninsula. Akaroa has the majority of the original old homes and the County Council has a comprehensive plan that lays down regulations as to how these old homes may be redecorated and renovated. Some 9.7% of the respondents said that they had carried out various forms of modernization in their holiday homes, many through redecorating the interior. The addition of a water supply was mentioned by 3.8% and of electricity by 1.46% of the respondents.

Of those owners who had bought as a holiday home a house that had previously been a permanent residence only 36.52% had made alterations, indicating that the permanent residences were quite suitable for holiday home use.

It is evident that the holiday home as a rule is a fairly expensive proposition and according to local Real Estate agents many of them are as expensive if not more expensive than the homes of the local residents. Most have the basic services of water, electricity and sewerage disposal systems and special facilities to cater for the recreational needs of the owner.

In conclusion, the type of demand that a respondent has for a holiday home is reflected in the property itself in terms of its value, size and in terms of the alterations and improvements made. The impact that the holiday home property will have on the receiving area is partly a function of the value and size of the property in terms of rateable values, and in terms of the amount of land that comes under demand. The impact will also be partly determined by the type of house whether it has been a permanent residence at one stage or is purpose-built. The actual visual characteristics of the house also affect the nature and extent of the impact.

Economically, the construction and alterations to the holiday home will have some significant impact, if local tradesmen are employed.



(19) CHARTERIS BAY: Typical style of holiday home on Banks Peninsula.

CHAPTER VI

THE BASIC PATTERNS OF USE

INTRODUCTION:

The extent to which the holiday homes of a region are used will determine the nature of the impact that the local area and people will experience. If regular use is made of the holiday home the impact will presumably be greater, in economic social and environmental terms, than if the holiday home is seldom used.

The holiday homes are used for two purposes, for weekend use and for holidays for the family owning or renting the holiday home. The average number of days per year that the survey respondents spend on the Peninsula is 67 days. The average number of weekend days spent on the Peninsula is 31 days or 15 weekends per year, and the main holiday for the owners is on an average 24 days long. Also added to this are the days spent in the holiday home that are not associated with the long main holiday or the weekends, which on an average add 26 days to the total time spent on the Peninsula. This probably includes public holidays such as Easter, Labour and Show Weekends.

It is already established that a high proportion

of holiday home owners are in the higher socio-economic groups and that over 50% of survey respondents are in the professional and managerial occupation groups. It is evident that these groups have a considerable amount of control over the organisation of their leisure time activities, and that they are able to use their holiday homes with a considerably higher level of flexibility than those occupational groups that are restricted by set working hours and shift work.

The survey demonstrated that the owners in the professional and managerial group, and retired owners, use their holiday homes to the greatest extent. The professional and managerial group also have the longest annual holiday in the holiday home.

The other occupational groups have considerably shorter annual holidays, which is perhaps an indication that they face greater time restrictions than the professional - managerial group.

The importance of the holiday home in the life of the owner's family is obviously very strong going by the average number of days spent in the holiday home. It allows the user to spend a lot more time away from his permanent residence than would normally be possible with conventional types of holidays, and the marginal cost of using the holiday home is often only the cost of travelling.

The amount of use made of a holiday home appears to be determined to some extent also, by its location. The survey indicates that those holiday homes that are located closest to the Christchurch area are used the most frequently (Table 6.1). The holiday homes in Charteris and Church Bays, Diamond Harbour and Birdlings Flat all have high occupancy rates and are the nearest to the main source area of holiday home owners.

TIME OF YEAR

Having established the extent and the nature of the owner's use of the holiday home, it is necessary to determine what times during the year the holiday home is in use. Given the features of the local climate and the structure of the public holiday system it seems that the summer months of December through to February are the times when the holiday home is likely to be used the most.

The survey showed this to be true of the owners on the Peninsula with approximately 83% of all respondents taking their annual holidays in the summer months. With a peak occupancy rate in January when over 50% of the respondents are in their holiday homes. The remaining 17% of the total respondents indicated that they had their longest annual holiday in their holiday home outside of the peak holiday season. The respondents to have the highest occupancy rate in the off-season are those in the professional and managerial group, and the retired owners. This again is an indication of the

(Table 6.1)

TOTAL NUMBER OF DAYS IN HOLIDAY HOME

Days Per Year	Akaroa	Takamatua Duvauchelle	Wainui	Outer Bays	Charteris Bay	Diamond Harbour	Total
1 - 30	12%	24%	11%	16%	10%	10%	13%
31 - 45	24%	20%	35%	0%	8%	11%	16%
46 - 60	18%	20%	23%	22%	34%	21%	24%
61 - 90	30%	24%	6%	22%	26%	32%	27%
91 - 120	8%	12%	23%	5%	14%	10%	11%
121 - 160	6%	0%	0%	27%	4%	3%	5%
161 - 200	-	-	-	-	2%	7%	1%
201 - 300	-	-	-	-	-	3%	-1%

flexibility that these groups have with the organization of their leisure time and the use of their holiday homes.

Overall, the respondents spent only 35% of their total occupancy in the holiday home in the months outside of summer, this indicating the role of the holiday home as a summer recreational facility.

The impact upon the receiving areas will be greatest therefore in the summer months in those areas with the greatest density of holiday homes and users.

LENDING AND RENTING

When assessing the impact of holiday homes, it is essential to take into account not only the use made by the owner, but also that of those who borrow or rent the holiday home. The number of users is increased considerably as a result, and this ultimately puts extra stress on the receiving area.

Of the total sample it was found that 51.56% of the respondents lent their holiday homes to people outside their immediate household and 13.7% received rent for the use.

The reasons for renting were basically to secure extra income to help maintain the holiday home and pay for rates and other expenses. This was the response of 7% of the total replies. Another 4.1% said they rented their holiday homes so as to allow others to share the advantages of such a facility, and the group renting

the holiday home were required only to cover the costs of electricity.

The remaining 89% of the respondents stated that they would not rent their holiday homes for money, although they may in some cases lend it out to other people. The reasons given were that first, they had not need for the money (38.7%) and secondly they did not like to lend out the holiday home for fear of damage (7.01%), thirdly, 15.37% said that it would be inconvenient to rent house as it would restrict their own use, and fourthly, 20% of the respondents said they did not want to rent out to strangers because they felt it was an intrusion on their own privacy, and also too much work was required to prepare and clean up before and after the rentier had stayed.

The average period of time that a holiday home is rented for is 4.32 weeks. Some 12.5% of those who do rent, their holiday homes, rent them for more than 10 weeks a year. The longest period of renting is 20 weeks. The majority of those who rent their holiday homes however, rent them for two weeks, this is typical of 30.36% of the respondents. Some 16.07% rent for one week, 8.93% for three weeks and 16.07% for one month. Another 14% rent the holiday home for five to six weeks annually.

The respondents were also asked who actually rented the house or used it for no rent. Some 70.06% of the

respondents said that friends used the holiday home and 29.8% of these paid rent. Relations of 57.63% of the owners used the holiday home and 11.76% paid rent. A group who were strangers to the owner and used the holiday home - only 27% of the owners let strangers use the holiday home and of this 70.83% paid rent.

4. RESTRICTIONS ON USE

When asked whether they would like to use their holiday homes more, 77.03% of the respondents replied that they would. Reasons given for why this was not possible were largely predictable ones. Some 51.57% said that the need to work inhibited them from using the holiday home. Another 14.47% said that social and family commitments in the area of the permanent residences stopped further use. 5.6% of the respondents said that the need for the children to attend school was a restricting factor and 6.92% said the cost of travelling and the actual distance to the holiday home were factors that restricted use. Renting the holiday home restricted some and a small number were affected by the weather. Some 11% were unable to spare the time to use the holiday home any further and 5% said they were satisfied with the amount of use they were able to make of the holiday home.

Those owners in the Charteris - Church Bay area

who have the highest rates of use seemed to be understandably the most satisfied group with only 67% of the respondents wishing to use the holiday home more, compared with the average of 77% respondents. Akaroa however, was above the average with 83% of its respondents wanting to use the holiday home more. It may be suggested that the distance is a restricting factor for those who have holiday homes in the most distant bays such as Akaroa. Occupation and income status appeared to have no apparent influence on the desire to use the holiday home more. With an average of 77% of the respondents wishing to use the holiday home more, it was the skilled, unskilled and retired respondents who were the least likely to want more use of their holiday homes. Some 78% and 82% of the professional - managerial, and sales, clerical and small business owners' groups respectively, wanted to make more use of their holiday homes.

In the income groups it was the \$2,500 - \$5,000 earners, many of whom would probably be superannuants, and the \$15,000 - \$20,000 earners, who desired the least amount of extra use of the holiday home. Of the highest income earners (over \$20,000) some 82.9% wanted to use their holiday home.

5. COMMUTING PATTERNS

The holiday home is often used by members of a family when others are working at their place of permanent

employment, and are either commuting to and from the holiday home to work or staying in the permanent residence.

Some 59.9% of the respondents replied that some of the members of their family used the holiday home whilst others were working. Of this 59.9%, 89.7% consisted of wife and children and 10.3% was children using the holiday home while the parents went back to the permanent residence. The highest occupational group (professional/managerial) had the greatest percentage of other members using the holiday home whilst others worked, with a response of 69.7%. This may indicate two things, one, that the wife and children have separate transport facilities, and that both the parents do not work. This will be influenced also by the ability of the working member to commute, in terms of whether other members stay on in the holiday home. Commuting is probably controlled by work hours to a limited extent, and certainly controlled by distance between the holiday home and work place. The frequency of other members using the holiday home appears to be influenced by location. Charteris and Church Bays at 74% have the highest percentage of their respondents with members who stay on while others work. Akaroa had only 63.6% of its respondents in this position.

Of the total respondents 36% stated that they at one stage of the year commuted daily to and from the holiday home to their place of work. The average

number of days that these respondents commute per year is 13.4% days.

The reason the other respondents do not commute, is primarily the distance factor which 80% of the respondents gave as their reason. The cost and time involved were mentioned as a part of this. The remainder were retired people, who had no work place to commute to.

It is expected that the bays therefore that are closest to Christchurch will have a greater percentage of their respondents commuting. This is found to be so, for the Charteris - Church Bay area has 73%, twice the average percent of 36%, of its respondents commuting to work. Diamond Harbour follows this with 46%, Akaroa however and the other bays have very low percentage of the respondents commuting. Akaroa has 20.9%, the Takamatua Duvauchelle area has 16.6% and the outer bays have only 11.1%.

There is a most definite trend therefore, that those holiday homes nearest the Christchurch metropolitan area, are most likely to have owners who commute to work for a portion of the year. There appears also to be an association between income and commuting with the lowest income groups have the least propensity to commute, and the highest income groups the greatest, this of course is partly the result of the highest income groups having the greatest percentage of respondents who live in the areas closest to Christchurch.

Commuting thus allows further use of the holiday home beyond the limits of the breadwinners' formal holidays.

In conclusion to this section it appears that there is a definite pattern of use for both weekends and longer holidays and that the holiday home is generally in use for over two months of the year with a peak rate of occupancy in the summer months. The group most able to use the holiday home to its fullest are the highest socio-economic group, and generally those who have the least distance to travel to their holiday home.

Most owners have other people using their holiday home at some time during the year. Most feel also that they would like to use their holiday homes more and many to do so by commuting especially in the peak of summer.

The impact of the holiday homes will presumably be the greatest during the peak season when when the rate of occupancy is at its highest.

RECREATIONAL ACTIVITIES OF THE OWNERS

The type of activities undertaken by the holiday home user will in part determine the nature and extent of the impact. The activities which require the use of public facilities and those which require the purchasing of some goods, such as petrol for boating, will have the greatest impact upon the local area. Activities such as yachting or golfing which are organized into clubs

will affect the local inhabitants socially if they too are members. The most passive activities such as walking or the involvement in hobbies will have the least impact upon the area. Most activities have some impact either socially, environmentally or economically, and the extent of this impact will be a function of the numbers of people and the frequency with which they are involved.

The most popular activity of the holiday home owner on the Peninsula is boating, in its many forms. Some 77.3% of the total respondents own a boat of some sort whether it be a dinghy, a yacht or a powerboat. Boat ownership tends to vary with occupation and income. Of the highest income group of over \$20,000 per annum, 86.6% of the respondents in this group owned a boat (Table 6.2). Boat ownership varies with location also, probably as a function in part of income, and the boating facilities that are available in terms of launching ramps, water conditions and attractions.

The Charteris - Church Bay area has the highest rate of boat ownership with 91% of its respondents owning one boat. Diamond Harbour has the lowest ownership rate, partly because it has no facilities, which may either attract the non-boat owner because of the lack of interference that is associated with boats, and the problems of boat and trailer storage, or it may deter a person wishing to partake in boating. Akaroa has an ownership rate of 77%, and the Takamatua - Duvauchelle area and Wainui have 80% and 84% ownership rates respectively.

(Table 6.2)

BOAT OWNERSHIP COMPARED WITH INCOME

		YES	NO
\$0	- \$2,499	-	100%
\$2,500	- \$4,999	40%	60%
\$5,000	- \$9,999	74%	26%
\$10,000	- \$14,999	79%	21%
\$15,000	- \$19,999	85%	15%
Over \$20,000		87%	13%

The facilities in these areas for boating are very good.

The second most mentioned activity that the owner is involved in, is maintenance of the house. Some respondents stated that they spent most of their leisure time working on the two homes they owned, leaving very little time for recreation and relaxation. Maintenance will be seen as a chore by some and part of the pleasure of owning a holiday home by others.

Swimming and the associated water-based sports were the third most popular activity. The facilities on the Peninsula for these activities are plentiful.

Entertaining visitors and socializing with locals and other holiday makers is the fourth most popular activity. Relaxing in the holiday home has got relatively low priority for most respondents. Outdoor sports such as golf, tennis and fishing are important recreational activities, and also walking is mentioned as a popular activity. Pursual of hobbies is also important for some respondents. A few owners even claimed that they caught up on a lot of work in the holiday home.

CHAPTER VII

THE LOCAL IMPACT

THE HOLIDAY HOME OWNERS'
ATTITUDES AND OPINIONS:

The extent and nature of the impact the holiday homes are having upon Banks Peninsula depends upon the interaction of many factors. These factors of course vary considerably from place to place thus creating differing levels of impact upon the area.

The impact is examined through the attitudes and opinions of those who live and holiday in the area to get an indication of how these people actually feel that they and the area is affected by the presence of holiday homes.

Before assessing the impact from the local point of view, the opinions of the holiday home owners and their spending and job-creation patterns are to be examined.

It is important to assess the owners' opinions for it provides insight into what they expect from Banks Peninsula as a recreational area, and what they feel they contribute. It is also worthwhile to compare the owners' opinions with those of the full-time inhabitants.

Since the holiday home owner has invariably made a conscious choice of area for where he wishes to spend a large amount of his leisure time it is expected that he will, by and large, speak favourably of his environment and will be satisfied with the conditions which it offers him. The owner however, is unlikely to state freely the ill-effects that the presence of his holiday home and his family are causing the area. The owner would seem likely therefore to be protective in both senses. It is quite understandable that, the owners along with the locals, do not wish to see the area develop further holiday homes because this could potentially reduce the pleasure of holidaying in the area. It was found from the survey that 52% of the respondents replied that they would like to see further development restricted completely while another 12% said that any further development should be allowed but only under very strict control. While the owners generally feel that the holiday homes are beneficial to the area, they do not wish as a rule to see any further development which would seem to be a rather selfish attitude.

The survey attempts to establish, in detail, how the owners feel the Peninsula and its inhabitants are being affected environmentally, socially and economically. (Table 7.1).

Table 7.1

OWNERS' OPINIONS ON LOCAL IMPACT

	Advantaged	Unaffected	Disadvantaged
ENVIRONMENTALLY:			
Total	43%	27.5%	29.5%
Akaroa	41%	30 %	29 %
Takamatua - Duvauchelle	8%	24%	68%
Wainui	52%	17%	29%
Outer Bays	41%	42%	17%
Charteris - Church Bays	56%	18%	26%
Diamond Harbour	46%	40%	14%
SOCIALLY:			
Total	49%	42%	9%
Akaroa	46%	49%	5%
Takamatua - Duvauchelle	36%	56%	8%
Wainui	58%	42%	0%
Outer Bays	55%	45%	0%
Charteris - Church Bays	55%	31%	14%
Diamond Harbour	57%	32%	11%
ECONOMICALLY			
Total	70%	22%	8%
Akaroa	83%	12%	5%
Takamatua - Duvauchelle	68%	22%	10%
Wainui	88%	11%	11%
Outer Bays	35%	65%	0%
Charteris - Church Bays	68%	25%	7%
Diamond Harbour	66%	20%	13%

1. THE ENVIRONMENTAL IMPACT

The respondents were asked if they felt the environment of the area had been affected by holiday homes in a detrimental or beneficial way. Some 43% of the respondents felt the area was better off as a result of the presence of holiday homes, 27.5% felt it was unaffected and 29.5% felt it was worse off as a result. The reasons given by those who felt the environment was better off were first and most importantly, that the environment on a visual basis had improved with the building of holiday homes. Many suggested that the areas were more interesting and more pleasant to be in as a result, providing of course that the houses were well planned and fitted into the environment. Most felt they did. The second most frequent mentioned beneficial reason given was that the holiday homes have forced the Councils in the area to establish better services for sewage disposal and although the amount of disposal has increased, it is treated more effectively and is as a whole an improvement. The validity of this response seems a little doubtful.

Those respondents who felt the area was unaffected stated that the holiday homes have no detrimental affects because the numbers are still minimal in most areas. Those who feel the area is worse off environmentally stated their reasons as increased pollution of water, increased traffic and noise, litter and crowding, and

erosion and inefficient use of good land, plus the ruin of some areas in a visual sense.

These attitudes varied as might be expected with location since each area has a different milieu; the density and numbers of holiday homes, the designs and materials of the holiday homes, and the care taken of them and the use made of them, plus in particular the ability of the areas to accommodate holiday homes.

The majority of Charteris - Church Bay respondents felt that the environment was improved as a result of the presence of holiday homes. Some 56% of the area's respondents stated this, which is the highest percentage for the Peninsula. Some of the reasons given for this was that many trees had been planted in early years and that the gardens and houses were generally attractive, which is seen to be an improvement on the original bare tussock land.

Diamond Harbour had the highest percentage of people who felt that the area was unaffected. This was only just below the 46% of respondents who felt the area was better off. It would seem reasonable to suggest that because the concentration of holiday homes in Diamond Harbour is not high in relation to the permanent population the impact that the holiday homes have upon the environment would not be easily distinguishable from the effects of the permanent houses.

Also, from observation, many of the holiday homes in Diamond Harbour are quite old in relative terms and have established gardens which makes them less obtrusive.

The area to record the highest percentage of respondents who feel that their area is disadvantaged, is the Takamatua - Duvauchelle area. This is an area with the relatively high density of new holiday homes. The nature of the area does not easily allow the houses to be concealed or adapted into the surrounding environment. Drainage and erosion are also significant problems for this area where access roads of building sites have been excavated into the hillsides. Also sewage disposal through septic tanks is also difficult on the clay covered hills. Some 29% of the Akaroa and Wainui respondents also feel that their area is disadvantaged. (See Table 7.1).

2. THE SOCIAL IMPACT

It is safe to presume that the way of life of an area will be affected by an influx of holiday homes and their users. An attempt was made in the survey to get an indication of how the owners felt that their presence affected the local people. Of all the respondents, 49% felt that the local people were advantaged by the presence of the holiday homes, 42% felt that there was no nett effect on the lifestyles of the local people, and only 9% felt that they were worse off as

a result of the presence of holiday homes.

The reasons given for these replies were varied. Some 33% of the reasons stated that the local people were better off because the holiday home owners supported the local clubs and social events, thus in some cases ensuring their continuing existence. This was seen as an advantage, as was the idea that the contact between holiday home users and locals was stimulating for both groups, in terms of social events, and the exchange of ideas. This made up 30% of the reasons. Another 16% of the reasons stated that there was no real contact between the holiday home users and the local people, and thus virtually no affect upon the social life of local people.

The remaining reasons given stated that the impact was detrimental to the way of life of the locals. The affect was most obvious on the children of the area who apparently felt considerable resentment towards other visiting children. Other reasons given were that there were simply too many people at the peak of the summer season and that the local people were unable to enjoy their own surroundings and facilities. Also, although the holiday home people may contribute to the membership numbers of various clubs and associations, the organization of the clubs and social events is inevitably left to the locals.

These reasons, are all relatively personal responses,

and it must be the overall effects that are considered. From the average replies to this question it would appear that the holiday home owners feel that the area is advantaged by their presence (Table 7.1).

The two areas on the Peninsula in which the respondents felt the local people were advantaged to the greatest extent are Diamond Harbour and Wainui. There is however a strange contradiction here in that Diamond Harbour also has the highest percentage of its respondents saying the social life of the area is affected detrimentally.

The respondents in the Charteris - Church Bay area had a similar pattern to Diamond Harbour and it was in Akaroa and the Takamatua - Duvauchelle area that the majority of respondents felt the social life of the area was unaffected. In Wainui and the outer bays none of the respondents felt the social life in the area was in any way affected detrimentally.

This is quite understandable because these areas have very small permanent populations who are mostly on farms, and for the outer bays at least the number of holiday homes are relatively low.

3. THE ECONOMIC IMPACT

The respondents were also asked what they thought the economic implications were for the areas of the Peninsula that have concentrations of holiday homes.

A total of 70% of the respondents felt that the area would be economically better off as a result of the presence of holiday homes, and 22% felt the area was unaffected while 8% felt the area was economically disadvantaged.

Those respondents who felt the local economy was improved gave as reasons that the holiday homes brought more rates into the area, which some felt allowed the provision and maintenance of various facilities and services that would otherwise not exist, such as a sewage system or better roads. Others pointed out, and this reason was given by the majority of the respondents, that the holiday home users added considerably to the financial turnover of the local businesses thus making it possible for some to survive and all to reap extra income. Only a small number of respondents said that there was no affect because the holiday home users spent very little if anything. Other respondents who stated that the holiday homes are not economically beneficial felt that the rates paid by the holiday home owners do not cover the costs of providing and maintaining the services supplied to them. The extra cost is thus placed upon the local people.

The response to this question on the economic effects varied with location as would be expected because some of the areas, such as the outer bays have very few services on which the holiday home owners could spend their

money. Of the respondents for the outer bays only 35% said that the area would be economically better off, and 64% said the area would be basically unaffected. The majority of respondents in Charteris and Church Bay and in Diamond Harbour felt that the areas were better off; however Diamond Harbour had the highest percentage of its respondents who felt that the area was economically worse off. Akaroa was the highest percentage of respondents who felt their area was economically better off, with 83% replying in such a way. The Takamatua - Duvauchelle area respondents felt that the area was to a great extent better off, as did the Wainui respondents. These areas have no retail outlets, but presumably use the nearby facilities of Akaroa township or Duvauchelle.

4. ATTITUDES TOWARDS FURTHER DEVELOPMENT

The respondents were asked if they felt that further development of holiday homes on the Peninsula should be controlled or restricted through strict planning policies in the future. Of the total number of respondents 57.5% said that they thought restrictions were necessary. The reasons given were that planning is essential in all areas of the Peninsula so as to preserve the character and attraction of the area. Only a few felt that the development will be self-regulating and therefore control was not needed. The factors that would naturally restrict the development

were the lack of land, the limited water supply, and the lack of public services.

These reasons, however, seem to be rather dubious, because for as long as there is demand for land, the land will become available through further subdivisions within the County regulations. Also the quality of the services is more likely to decline rather than act as regulators to growth, if more holiday homes are established. Of the Akaroa and Diamond Harbour respondents 57% and 55% respectively felt that the growth of holiday homes should not be restricted, whereas in Charteris and Church Bays and Wainui, the outer bays and the Takamatua - Duvauchelle area the majority of the respondents felt that the further development of holiday homes should be restricted.

Perhaps a reason why so many Akaroa and Diamond Harbour respondents feel there is no need to restrict further development is because the facilities in these two areas are probably the most capable of accommodating any further demand and any adverse affects upon the area would be minimal. This difference in attitude may also be partly explained by the reasons why the respondents initially chose the site of their holiday home. Those who wanted isolation, are presumably going to locate in an area where this demand may be satisfied and resent any intrusions that might undermine the original reasons for locating their holiday home where they have.

5. FUTURE PERCEIVED PROBLEMS

The respondents were asked what problems they foresaw the Peninsula facing in the future if further holiday homes are developed, an apparent inevitability as sections that are at present empty are built on, and more sections are released through further subdivisions.

The problems the respondents feel are most likely to develop on the Peninsula are concerned with sewage disposal and water shortage. Crowding of facilities such as beaches, car parks, boat ramps, and hotels are also seen as a likely problem. General pollution is also mentioned by 10% of the respondents. Traffic problems, and erosion are minor concerns.

When asked what they would like to happen in the future on the Peninsula, 52% replied that they would like to see the rural character and atmosphere of the area retained in all ways. Another 12% feel that an efficient sewage system particularly in the larger settlements is imperative if the environment of the area is to be preserved. Many see pollution from sewage, especially water pollution, as already being a problem. Some 7% of the respondents feel that there is a need for a more satisfactory water supply in most of the bays and 11% feel that better public amenities in terms of retail outlets, entertainment and accommodation are needed. The remaining suggestions concerned ideas for the planning and controlling of further

development.

The respondents in the various areas of the Peninsula were largely in accord with their overall views.

The owners tend to see the trend of holiday homes on the Peninsula as largely beneficial in all senses (Table 7.1). Only in terms of the environment do they feel that the area experiences any significant disadvantages. In all the aspects there is a surprisingly high number of respondents who feel that the holiday homes and their users have no affect socially, economically or environmentally.

The respondents were fairly unanimous about their perception of the impact of the holiday homes upon the local economy. The actual impact will now be dealt with by examining the spending habits of the owners and their propensity to employ local people.

CHAPTER VIII

THE ECONOMIC IMPACT

INTRODUCTION:

The overall impact of holiday homes upon a region depends on many factors as Figure 3.2 points out. The economic impact is controlled by these same factors. The density of holiday homes, the socio-economic characteristics of the owners, the frequency and pattern of use of the holiday home, the activities undertaken, and the spending habits of the holiday home user all play a part. Also shaping the economic impact is the nature of the local economy in terms of the supply of services, and tradesmen. Presumably where there are no services or tradesmen the economic impact will be confined to the rates on the holiday homes.

What has been identified in this survey of the owners' spending and employing habits is the immediate amounts of money flowing into the economy. The multiplier effects of this money are not examined, but must be considered when attempting to assess the total economic impact that holiday homes have.

Initially with the establishment of a holiday home upon the Peninsula there must be an inflow of capital to local land owners for the purchase of the property. The effect of this inflow of capital depends upon how and

where the money is spent. If the money is taken out of the area, when an inhabitant sells his property the area will not be affected. If however, the money is reinvested into the area on farmland improvement or through the buying of locally supplied goods the effect will be beneficial.

THE OWNERS' SPENDING PATTERNS

In order to get an indication of the actual extent of the economic impact that the holiday homes are having on Banks Peninsula, the respondents were required to give details of the nature and extent of their spending and use of local facilities, the frequency with which they employ local residents and the amounts paid to these people.

Table (8.1) demonstrates that the majority of the holiday home owners use the local facilities at one time or another. The number and type of facilities available in the different bays of the Peninsula varies considerably. However, most areas are at the most within 30 minutes drive of the main servicing areas of the Peninsula.

For a weekend stay it is apparent that most needs are catered for by bringing goods from the area of permanent residence. The actual spending is minimal and in the food line is usually on small goods such as milk, bread and papers. Some fuel is also bought for cars,

(Table 8.1)

OWNERS:- USE OF LOCAL FACILITIES

	% of Respondents	L O C A T I O N					
		Akaroa	Takamatua Duvauchelle	Wainui	Outer Bays	Charteris Bay	Diamond Harbour
Shops	96%	100%	100%	96%	80%	90%	100%
Post Office	92%	100%	100%	100%	87%	70%	95%
Hotel	86%	94%	100%	100%	66%	67%	87%
Restaurant (Takeaways)	80%	96%	100%	85%	66%	40%	83%
Petrol Stations	95%	100%	100%	90%	87%	90%	100%
Builders	80%	95%	100%	80%	50%	66%	85%
Other Tradesmen	86%	90%	100%	83%	75%	80%	88%

motor mowers and boats. Entertainment is the item on which the largest average amount of money is spent for weekends. This may involve shows, films, or hotels. Services, such as the Post Office and telephones are not facilities on which a lot of spending normally occurs for weekend use. (Table 8.2).

There is a factor that must be taken into account when looking at weekend spending in that most of the facilities and services on the Peninsula are not open, thus heavily restricting spending habits.

However, on longer stays of 10 days or more, considerable more is spent on the household needs within the area, however there is still a high percentage of all needs being brought from outside the Peninsula (Table 8.3). There is a tendency amongst the respondents to take as much as possible to the holiday home perhaps to reduce the time spent on attaining the goods and to maximize the available leisure time. Many people mentioned that prices on the Peninsula for various food goods were a lot higher than those they would have to pay elsewhere; the extra costs is caused by the cost of transportation of goods to the area. This appeared to cause certain resentment amongst some respondents, who would only use local facilities if absolutely necessary.

Some of the respondents also stated that they had deep freeze food storage in their holiday homes for which they bring stocks from the permanent residence, making them virtually self-sufficient, and any spending

(Table 8.2)

OWNERS AVERAGE LOCAL SPENDING		
	Two Day Stay	Ten Day Stay
Food	\$3.75	\$23.58
Fuel	\$3.98	\$13.18
Entertainment	\$3.91	\$12.41
Services	\$0.24	\$1.11
TOTAL	\$11.88	\$50.28

(Table 8.3)

PROPORTION OF HOUSEHOLD NEEDS BROUGHT TO HOLIDAY HOME		
	Two Day Stay	Ten Day Stay
Food	89%	62%
Fuel	88%	54%
Entertainment	84%	69%
Services	81%	68%

was on perishable goods such as milk and bread.

Spending on fuel for boats was the main reason for buying fuel from Peninsula businesses. Most people stated they could make a return journey in their car, to and from the holiday home on the one tank of petrol.

To assess the overall impact of the immediate spending on the Peninsula it is necessary to make some estimate as to how much the owners on average will spend on the Peninsula in a year. Taken that the average number of days spent on the Peninsula is 67 days and that 31 of these are in weekends, it may be said that the average household will spend approximately £295.00 per year on the general needs for the household.

THE EMPLOYMENT OF LOCAL INHABITANTS

Another important factor that contributes economically to the area in which holiday homes are located, is the demand for the services of local tradesmen and labourers. Some 45.2% of the respondents stated that they had employed a local tradesman or labourer at some stage during the period they had owned their holiday home on the Peninsula.

Of those respondents who have employed local labour and tradesmen 16% had employed a builder and 12.6% a plumber or drainlayer to help with the maintenance or alteration of the holiday home. Some 9.8% had employed an electrician, and 9% a gardener. Painters and general

help were also employed, as well as a contractor for landscaping. The local transport business was also used.

Although the local tradesmen and labourers may not depend upon the business from the holiday home owners, the extra income must contribute. Some are perhaps more likely to rely on the holiday homes than others. Builders perhaps rely quite heavily on the holiday homes as would the gardeners.

The average amount paid per job a local tradesman or labourer is \$60.76. This varies from \$2 to \$3,500.

The employment of local residents varies considerably with location. Akaroa has the highest rate of employment, with 57% of the respondents from this area employing a local resident at one time. This is probably partly a result of the fact that the area does have a selection of tradesmen available for employment. It would seem likely that those areas with no tradesmen or labour would be the least likely to employ locals. This was in fact found to be true especially in the Takamatua - Duvauchelle area where only 16% of the respondents had employed a local resident. The outer bays also had a low employment rate of 27%. Wainui however, despite its relative isolation and lack of local tradesmen and labourers, had a quite high employment rate of 41%.

The Charteris - Church Bay area had a high rate of 53% and Diamond Harbour a 46% employment rate.

Although the actual availability of tradesmen and labour is an important factor in the employment rate, other factors appear to be of considerable influence also. These perhaps are age and size of house, ability or desire of the owner to maintain the property, the time the owner has available, and the money he is able to afford to spend on employment. Income does appear to have some associations with employment. The highest income group has the highest employment rate of 56%. This rate decreases towards the lower income groups until the \$2,500 to \$5,000 group is reached where the rate increases once more to 42%. This may occur because many people in this income group are superannuants over the age of sixty years, and thus may be less capable of maintaining their holiday home.

MATERIALS PURCHASED LOCALLY

An important area of spending by holiday home owners, is on the required materials for the maintenance and running of the house and other recreational and functional equipment. However of the total respondents only 28% bought materials on the Peninsula. This low percentage probably indicates that most materials are either unobtainable on the Peninsula, or are more expensive, and the owner finds it easier, cheaper and more convenient to attain materials, if needed from outside of the Peninsula. It must be remembered that the

majority of the visits to the holiday home occur on weekends, when few of the local retail outlets are open. It must also be remembered that these facilities are however very few in number on the Peninsula and Akaroa is by far the best served. This is evident in that 50% of Akaroa respondents buy materials for maintenance from the local outlets. Charteris and Church Bays have only 19.1% and Diamond Harbour 26.6%. The other areas also have very low purchasing rates.

Of the materials purchased, paint is the most frequently mentioned, followed by hardware which involves tools, nails and other such goods. Cement, shingle and above all timber, are also important items.

CHAPTER 1X

THE LOCAL IMPACT

THE INHABITANTS' ATTITUDES AND OPINIONS

The factors that are important in determining the impact of holiday homes upon Banks Peninsula have been examined in the preceeding chapters. So finally to fully understand the actual extent and nature of this impact it is necessary now to examine the characteristics and the opinions of the local inhabitants concerning the presence of the holiday homes. It is these people who are ultimately affected by the presence of the holiday homes and who are most likely to be aware of the real extent and nature of the impact upon their area.

To fully understand the significance of the local inhabitants' opinions and attitudes, they must be taken in the light of the socio-economic characteristics of these people.

THE LOCAL SOCIO-ECONOMIC CHARACTERISTICS

It is evident that the socio-economic characteristics of the local population are quite different from those of the holiday home owners. This is to be expected when comparing the characteristics of an urban and a rural population anywhere. The social structure, the occupation

structure and the general basis of the two areas is vastly different.

The incomes of the local inhabitants for instance, are much lower than that of the holiday home over (Table 9.1) the average income for the locals is \$10,450 per annum compared with \$14,500 for the holiday home owner. Some 65% of the local people have incomes under \$10,000 per annum, with 46% in the \$5,000 to \$10,000 income group. The average income for the Lyttelton Harbour area is slightly higher than that of the Akaroa area. The Chi Square Test was applied to the data concerning income, and a significant difference between the areas was detected.

The occupation status of the local inhabitants is lower than that of the holiday home owners (Table 9.2). The largest occupational group on the Peninsula are those who are involved in manual work, and the retired group is the next largest. There are relatively few who are in the professional and managerial groups and the sales, clerical and small business group is also small. Farmers, as would be expected, make up a considerable proportion of the work force. The occupational structure varies with location (Table 9.2). The Lyttelton Harbour area has a higher percentage of people in the higher status occupation (professional - managerial group) than the Akaroa area. This is likely to be a function of the area's proximity to the Christchurch urban area.

(Table 9.1)

LOCAL INCOME GROUPS

		Total %	Akaroa	Lyttelton
\$0	- \$1,499	0.0%	-	-
\$1,500	- \$2,499	1.01%	2%	-
\$2,500	- \$4,999	18.18%	15%	20%
\$5,000	- \$9,999	46.16%	52%	37%
\$10,000	- \$14,999	24.24%	21%	27%
\$15,000	- \$19,999	7.07%	5%	8%
\$20,000	+	3.03%	1%	4%

(Table 9.2)

OCCUPATION GROUPS

	Total	Akaroa	Diamond Harbour
Professional	17%	9%	26%
Non-Manual	18%	22%	15%
Manual	34%	40%	28%
Retired	21%	18%	25%
Farmers	10%	11%	6%

Occupational status also appears to be associated with the number of years the respondents have lived on the Peninsula (Table 9.3). It seems that those who have lived on the Peninsula for the longest period, are involved mostly in manual or farm work and those who have resided on the Peninsula for less than ten years are mostly involved in either the professional - managerial group or the sales, clerical and small business group. The local inhabitants stated that many of the local businesses had changed ownership on many occasions, and these were generally those which served the visiting tourist or holiday-maker. This may suggest therefore, that some people have gone to the Peninsula to reap some of the benefits of the new business from tourism, but have either found it difficult to settle into a rural area or have been unable to secure a sufficient amount of the benefits of the tourist influx. This trend has been confined to the Akaroa area alone.

It may also be expected that the recency of arrival of many of the retired people, is perhaps an indication that they have retired either into their holiday homes, or have purchased a home on retirement.

A higher percentage of the farmers had been in the area all their lives as would be expected and the majority have been living there for over ten years. The high percentage in the 0 to 5 year category may in fact be partly the result of a farmer's wife acting as the respondent to the survey questionnaire who has only recently arrived

(Table 9.3)

OCCUPATION COMPARED WITH
LENGTH OF RESIDENCE

YEARS	<u>All Life</u>	<u>0 - 5</u>	<u>5 - 10</u>	<u>10 - 20</u>	<u>20 +</u>	
Professional	25%	25%	18.7%	25%	6%	→ 60
Non-Manual	12%	25%	43%	0%	18%	
Manual	33%	20%	3%	23%	20%	
Retired	11%	16%	33%	11%	27%	
Farmer	37%	37%	0%	12%	12%	
TOTAL	<i>No way!</i> 100%	100%				

(Table 9.4)

WHERE LOCALS ARE EMPLOYED

	Total	Akaroa	Diamond Harbour
Employed Locally	35%	48%	22%
Employed out of area	14%	0%	28%
Self employed locally	29%	30%	28%
Retired	21%	20%	22%
Unemployed	1%	2%	0%
TOTAL	100%	100%	100%

to live on the Peninsula.

The respondents were required to indicate where they worked, whether it was locally or out of the area, and whether they were self-employed, unemployed or retired (Table 9.4). It is very evident that distance from the Christchurch area plays a definite role in shaping the character of the two areas being examined. Akaroa obviously has all the local workers employed within the area whereas the Lyttelton Harbour area has a relatively high percentage of the local working population who work out of the area. This can be associated back to the occupation groups of both areas which indicates that occupation and location of employment are closely correlated and are controlled largely by distance from Christchurch.

The local respondents were asked how long they had lived on the Peninsula for and it was found that over 50% had been there for more than ten years, and 41% had been there either all their lives or for over 20 years. Some 23% of the respondents had arrived in the last five years.

The population of the Peninsula appears to have a stable base of those inhabitants who are involved largely in the lower income - manual occupations or in farming and who have lived the longest on the Peninsula and are employed within the region. The recently arrived part of the population tends to be involved more with the professional - managerial group, the clerical, sales and

small business group and the retired group, and are generally the smaller group.

The socio-economic differences between the Akaroa Harbour area and the Lyttelton Harbour area are largely a function of their distance from the Christchurch urban area. The Akaroa area is more self-contained in terms of its local economy than is the Lyttelton Harbour, which to a relative extent acts as a dormitory area for the Port of Lyttelton and for Christchurch.

ATTITUDES AND OPINIONS CONCERNING THE IMPACT

Local residents in the study area were asked whether they are aware of the holiday homes in their area, whether they or their households have been affected in any way by them and what their opinion of the holiday home phenomenon is. The two areas under study in this survey, the Lyttelton Harbour and Akaroa Harbour areas were chosen because both have relatively high concentrations of holiday homes.

It appears from the data that the majority of the respondents are aware of the presence of the holiday homes in their area (Table 9.5), however a surprisingly low proportion (47%) felt that their household had been affected by the presence of holiday homes in any way. The reasons given by these respondents were many. The most mentioned reason was that they were affected by

(Table 9.5)

LOCALS' AWARENESS OF HOLIDAY HOMES
AND WHETHER THEY ARE AFFECTED BY THEM

	Total	Akaroa	Lyttelton
Aware	98%	98.04%	100%
Not Aware	2%	1.96%	0%
Affected	47.96%	48%	47.92%
Not Affected	52.04%	52%	52.08%

(Table 9.6)

LENGTH OF RESIDENCE COMPARED WITH WHETHER
LOCAL INHABITANT IS AFFECTED

YEARS	<u>All Life</u>	<u>1 - 5</u>	<u>5 - 10</u>	<u>10 - 20</u>	<u>20 +</u>
Affected	57%	36%	31%	44%	70%
Not Affected	43%	64%	69%	56%	30%

the crowding of facilities such as shops, beaches and hotels. Others mentioned that the local housing situation had been affected by the holiday home demand which had restricted their opportunities for buying a property. The impact of holiday homes on the local environment, in terms of litter, noise and water pollution had affected some respondents. Most of the reasons were indicating that the quality of life in the area had declined as the result of the presence of the holiday homes, however many mentioned that economically they and the area were better off, and many treated the trend with an attitude of inevitability. It was pointed out that the impact is basically only seasonal, and the Peninsula for part of the year, especially during the week days of the winter months has virtually no visitors.

There appears to be a correlation between the time that the respondent has lived on the Peninsula, and the opinions given about whether they are affected or not (Table 9.6). Those who have lived on the Peninsula the longest tend to be those respondents who feel that they are affected. The more recently arrived residents are less likely to indicate that they have been affected.

There is no association between whether the respondent has been affected, and the area in which the respondent lives. The Chi Square Test indicated that the difference in response between the two areas, Akaroa and Lyttelton is insignificant (Table 9.5).

The evidence suggests that the local population largely feels that it has not been adversely affected (Table 9.7). The respondents were asked how they and their area had been affected in overall terms. Only one quarter of the respondents felt that they were disadvantaged in all respects as the result of the presence of the holiday homes. This feeling was slightly higher in the Lyttelton area which may be an indication of the fact that the area is less reliant on the tourist and holiday home owner for its income. The respondents from this area also felt that the advantages were fewer.

Only 20% of the total respondents felt that they and their area were advantaged as the result of the presence of holiday homes and the reasons given for this opinion were basically economic in that the area was attracting extra money for the local businesses.

The respondents were asked to give their opinions on more specific factors concerning the impact of the holiday homes on matters such as their employment opportunities, living standards and social life.

1. EMPLOYMENT OPPORTUNITIES

Concerning employment opportunities, the majority of the respondents felt they had been unaffected by the presence of holiday homes (Table 9.8). Some 30% however, felt that the opportunities had in fact been advantaged. There is no significant variations in the opinions of

(Table 9.7)

<u>LOCAL OPINION OF OVERALL IMPACT</u>			
	Total	Akaroa	Lyttelton
Advantaged	20%	24%	16%
Unaffected	53%	52%	56%
Disadvantaged	26%	24%	28%

(Table 9.8)

<u>EMPLOYMENT OPPORTUNITIES</u>			
	Total	Akaroa	Lyttelton
Advantaged	30%	31%	29%
Unaffected	63%	63%	63%
Disadvantaged	7%	6%	8%

the respondents from the two areas. It is evident however, that the time a respondent has lived on the Peninsula and his opinion on this matter have some correlation. Those who have lived the least number of years on the Peninsula feel most strongly that the employment opportunities are advantaged. This may indicate, as mentioned earlier that those most recent arrivals have come to take some advantage of the effects of tourism upon the area.

2. THE COST OF LIVING

When asked about the cost of living in the area, in respect to food costs, rates, and general living expenses, the majority again felt that they were unaffected (Table 9.9). A small percentage said that they were advantaged because the rates' burden was reduced, and that the increased demand provided by holiday homes for household goods has allowed the local retail outlets to supply a wider selection of goods, thus saving the respondent a trip to Christchurch. Some of those who said that they felt that the cost of living was disadvantaged, gave reasons such as that the rates were increased because of the holiday homes, or that the prices in the peak season, in the local shops go up so as to make more profit from the increased patronage.

3. THE LOCAL AMENITIES

The impact that the presence of the holiday home

(Table 9.9.)

COST OF LIVING

	Total%	Akaroa	Lyttelton
Advanataged	13%	14%	12%
Unaffected	65%	59%	70%
Disadvantaged	22%	27%	18%

(Table 9.10)

LOCAL AMENITIES

	Total	Akaroa	Lyttelton
Advantaged	23%	20%	27%
Unaffected	40%	43%	37%
Disadvantaged	35%	35%	35%

owner has on the local amenities, such as the retail outlets, hotels, beaches, roads and other public services, is considered by a large group of the respondents to be a disadvantage (Table 9.10). The reasons given were generally that all facilities and amenities were overtaxed during the peak season making the use of such amenities difficult for the local people. The advantages were pointed out to be in terms of rates in that the extra rates from the holiday homes allows the maintenance or establishment of further amenities.

4. THE AVAILABILITY OF HOUSING

The locals were asked how they felt that their area had been affected in respect to the availability of existing housing, and the cost of housing and land (Table 9.11). In terms of the availability of existing houses the majority of respondents felt that their area was unaffected. However these opinions varied with location. A lower percentage of Akaroa respondents felt they were unaffected compared with those respondents in the Lyttelton area. Some 48% of the respondents in the Akaroa area felt the area was disadvantaged in respect to the availability of housing. The reasons given were that the young people of the area are unable to buy an established house in the town area, for they are usually unable to compete with a potential holiday home owner. Renting a house is also difficult because the lease

(Table 9.11)

AVAILABILITY OF HOUSING

	Total	Akaroa	Lyttelton
Advantaged	6%	2%	11%
Unaffected	58%	50%	68%
Disadvantaged	34%	48%	20%

(Table 9.12)

COST OF HOUSING AND LAND

	Total	Akaroa	Lyttelton
Advantaged	16%	10%	22%
Unaffected	31%	30%	35%
Disadvantaged	51%	60%	41%

usually only covers ten months of the year, whereby the owner wishes to use the holiday home. The only reason given by those who felt that the area was advantaged on this matter, was that renting was possible. This reason was given by those respondents from the Lyttelton Harbour area.

5. THE COST OF HOUSING AND LAND

The actual cost of housing and land has risen rapidly on the Peninsula and has thus according to 51% of the respondents disadvantaged the inhabitants of the area (Table 9.12). Some 60% of Akaroa respondents felt that the area was disadvantaged. The reasons given were that demand for holiday homes has inflated the house and land prices beyond the financial limits of the local people who are on much lower incomes than the average potential holiday home owner. Those who stated that they were advantaged by the presence of holiday homes gave this reason because they were land owners and were thus experiencing an inflation in the value of their capital assets.

The Lyttelton Harbour area appears to be less adversely affected by the inflation of prices of land and housing which is probably the result of the lower demand that is placed on this area for holiday homes.

6. THE SOCIAL LIFE

The respondents were asked how they felt their social life or way of life has been affected by the presence of holiday homes (Table 9.13). The majority of the respondents felt that the way of life was basically unaffected however, 30% felt that they were disadvantaged. The reasons given were mainly concerned with the peak of season crowds, when the local community spirit becomes diluted. The locals are unable to use their own facilities and the extra noise and disturbance generally reduces the quality of life. It was mentioned by many people that it was the young people who are the most disadvantaged because their normal playing areas become impossible to use, and considerable jealousy over possessions exists between the visitors and the locals. Some 20% of the respondents felt that the social life of the area was advantaged because it gives the locals an opportunity to meet and mix with the holiday home user, and also the clubs and social events are often supported by these visitors. There are no significant variations in the responses to this matter with location.

7. THE ENVIRONMENT

Finally the respondents were asked to assess how they feel that no environment of the area has been affected by the presence of the holiday homes (Table 9.14). The

(Table 9.13)

SOCIAL LIFE

	Total	Akaroa	Lyttelton
Advantaged	21%	21%	21%
Unaffected	49%	51%	47%
Disadvantaged	30%	28%	32%

(Table 9.14)

ENVIRONMENT

	Total	Akaroa	Lyttelton
Advantaged	5%	8%	2%
Unaffected	30%	34%	27%
Disadvantaged	65%	58%	71%

(Table 9.15)

FURTHER DEVELOPMENT
OF HOLIDAY HOMES

No	73%
Yes	26%

majority of the respondents stated that they feel the environment has been disadvantaged and of the reasons given, the increase in sewage disposal into the sea, was the most mentioned. This appears to be developing into a significant problem in some of the areas which have a high density of dwellings. The sewage disposal systems are not able to cater for the extra pressure placed upon them by the holiday homes in the peak season. All forms of pollution have been mentioned, litter, noise, aesthetic pollution and the general increase in the numbers of people is seen by those respondents as detrimental to the environment. Erosion caused by the building of houses in areas that are unsuitable for any form of development is another problem suggested. The advantages for the environment are few, however several respondents did suggest that some areas were better off because many trees and gardens have been established in areas which were previously barren tussock land.

In assessing the overall opinions of the locals it seems that they are aware of the problems facing them and their area, however they tend to accept those problems as inevitable and a surprisingly high proportion of the local population see the trend to be generally to the advantage of the area, or that it is having no apparent affect. Local adverse comment is in most cases well justified, as concerning especially housing and the environment. Most seem unconcerned about the impact upon their way of life as such, for as many have pointed out

it is only in the height of the summer season that any great problems arise.

However, in spite of the fact that most respondents do not feel that they or their area has been greatly disadvantaged, most are unwilling to see the further development of holiday homes in their areas.(Table 9.15). The majority feel that development should be stopped or greatly restricted. The reasons given are that they firstly do not feel that they or the environment could cope with a further increase in the number of holiday homes. As many point out the facilities and services of the areas are virtually at a level of capacity use at present and that further demand will only reduce the quality of life in the area and also reduce its attractiveness as a recreational area. It was suggested that further development should be carefully planned and controlled in order to reduce the impact upon the environment and also to ensure that the land used is used properly. Ribbon-type development has also meant that a lot of good land has been wasted and in many cases the houses that have been constructed are not suitable for the local environment. The services need to be updated and made more efficient before any further development should take place.

The opinions of the respondents in this section have largely been uniform in both areas and also between the socio-economic groups. It was initially expected that the personal characteristics of the inhabitants

may well have had some correlation with the respondents' opinions on the presence of holiday homes. This appears, however not to be so, the respondents' opinions must be based more on individual perception and experience.

The local respondents were asked to identify some of the problems they foresaw the area facing if further development of holiday homes continues, which having assessed the present attitudes of the local councils, seems inevitable. Most of the respondents saw the area facing problems and the most mentioned was traffic problems in relation to parking, noise and danger to pedestrians. Water pollution and erosion were mentioned by 20% of the respondents as the most obvious problems the area would face, unless some immediate attempts are made to reduce the risk of these problems developing further. The inability of recreational facilities and other public facilities to cope with extra demand was mentioned and also some respondents expect that water shortage will also become a greater problem than it is now in some areas. Continuing development of holiday homes would seem to further destroy the quality of life in the areas creating further social imbalance according to 10% of the respondents.

Most respondents suggested that the best way to control these potential problems is either through Council by-laws which are based on expert planning advice. or? It was also suggested that further facilities be

PLATE: 20

Holiday Home facing severe erosion
problem, a result of bad planning.

established to cope with the increasing demand for holiday homes. Codes for hillside building and house design regulations were suggested by some respondents as means by which to reduce the impending problems.

THE IMPACT UPON LOCAL BUSINESSES

The impact that the presence of holiday homes has upon local businesses on the Peninsula is largely determined by the nature of the business itself. If it is directed in any way towards serving the needs of the holiday home and its users some of the impact will be felt. Those businesses most affected by the holiday homes are the local builders, and associated tradesmen, real estate agents and local maintenance workers such as gardeners. Other businesses that feel the effects to a lesser extent are retail outlets especially the general stores and the entertainment services such as hotels and restaurants.

Most of the more basic services such as butchers, shoe shops, the pharmacies and local garages said they felt only very minimal impact. One of the problems that most respondents had with completing this questionnaire was the difficulty in distinguishing between the holiday home visitor and all other tourists who visit the area. Some retail outlets such as the craft and pottery shops said that they were almost entirely reliant on the visitors to the area to make them economically viable, but they were unable to say what percentage of their

trade came from holiday home users.

Of those who suggested that they are relatively reliant on the holiday homes for their incomes only the Real Estate agents of Akaroa and Charteris Bay said that over 50% of their business came from holiday homes. The builders said they acquired approximately 45% of their work from holiday homes which they admitted, did in fact ensure their continued employment in the area. The restaurant owners felt that approximately 40% of their patronage came also from the holiday home users. It seems that these last two businesses are the only ones to be totally reliant on the holiday homes for their existence. The builders felt that if the extra demand did not come from the holiday home owners, their numbers would be reduced but not eliminated completely.

The local general stores in the two areas of Akaroa, and Lyttelton Harbour estimated that an average of 20% of their business came from the holiday home owners. Most stated that they employed extra staff for the peak summer season in part to cope with the extra trade for day-trippers and partly from the holiday home owners.

The overall feeling is therefore that the holiday homes provide the extra cash flow that allows the business owners to reap better incomes.

Many complained however, about the seasonality of the holiday homes' impact upon their businesses.

For some, business was very slow for nine months of the year which however, is followed by a three month period of busy trade, which for some, required long working hours. There was a feeling however, that the advantages by far outweighed the disadvantages of relying on such a seasonal trade. Several respondents stated that the holiday homes allowed their business to remain viable, and thus allowed them to remain in the area. This came from some of the local tradesmen.

Employees in some of the local public facilities were interviewed also and most remarked that the holiday homes in the area created a lot of extra stress upon the facilities. The Post Offices, in particular, claimed that their business increased very substantially with mail and telegrams and those areas with manual telephone exchanges employed extra staff for the peak summer period.

The local doctor for the Akaroa area was interviewed and he apparently has a very busy summer season with holiday home owners requiring attention. The Police Officer in Akaroa stated that three extra staff are employed in the area for the Christmas season plus the addition of a traffic officer to control traffic problems.

The impact is of course greatest in Akaroa where there are the most businesses and the highest concentrations of holiday homes. Most of the other areas have only shops, hotels, Post Offices and petrol stations,

and the impact upon these depends upon the number of holiday homes within their service area.

Most of the business owners recognize the importance of the presence of the holiday homes to their own businesses and those of others, yet most do not wish to see any further development of holiday homes in their areas, unless it is most strictly controlled. Most feel that the area needs to diversify its employment base so as to provide more job opportunities in the area, so as to keep local people on the Peninsula. This of course, is most important for Akaroa which cannot rely on outer areas to employ the local inhabitants.

CHAPTER X

AN OVERALL ASSESSMENT OF THE IMPACT

INTRODUCTION:

It has been the aim of this study to examine the impact of holiday homes upon Banks Peninsula and its inhabitants. The nature of the demand for holiday homes has been established and the factors that affect the nature and extent of the impact identified. It has become evident that the characteristics important in influencing the impact upon an area vary quite substantially with location on the Peninsula. This of course leads to variations in the final nature and extent of the holiday home impact. Where, for example, frequency of use is high, the impact that the holiday home will have is likely to be more substantial than if the frequency of use is low. Also, the areas of greatest density are likely to put the greater stress upon the local people and services, and the environment than in an area of low density.

Table (10.1) brings together some of the factors important in assessing the final impact that holiday homes are having upon the Peninsula. This demonstrates how the factors vary from location to location. It is obvious that Akaroa will experience the greatest impact because it has the facilities available, the highest density, highest spending rate, and the employment rate is high

Table 10.1

FACTORS AFFECTING THE IMPACT

	Socio-Economic	Available Facilities	Total Days	Retire	Spending	Employ	Value of Holiday Home	Density of Holiday Home	Density Local
Akaroa	+	High	66 days average	+(highest)	High	57%	-	High	High
Takamatua - Duvauchelle	-	Low	57 days -	-(lowest)	Medium	16.6%	Highest -	Medium	Low
Wainui	-	None	59 days -	-	Low	41%	+	Medium	Low
Outer Bays	-	Low	66 days +	-	Low	27%	Lowest -	Low	Low
Charteris - Church	Highest +	None	75 days +	Average	Medium	53%	-	High	Low
Diamond Harbour	+	Medium	75 days +	-	Medium	46%	Average	Medium	Medium
			67 days Average	Propensity to Retire to Holiday Home	Spending on Household Goods	Average Rate of Employment			

also the amount of use made of the holiday homes, although average is still quite high.

Where retail outlets and tradesmen and labourers are available, and the local population are clustered into a settlement, it seems evident that the impact will be far more substantial than in an area where there is no settlement focus or services. And although the amount of use is an important determinant of impact, it does not have as much influence as these other factors. This of course is only in terms of the social and economic impact. The environmental will be affected by a different set of factors concerning the amount of use, activities undertaken, and the characteristics of the holiday home property.

If Table (10.1) is compared with the opinions of the locals (Table 10.2) and the owners (Table 7.1) it becomes evident that the impact is perhaps greatest in Akaroa and least in the outer bays.

It is necessary to make a final assessment of the characteristics and impact of the holiday homes in the areas examined.

AKAROA

Akaroa is the area on the Peninsula that has felt the impact of holiday homes to the greatest extent. There are several reasons why this is so. First, the area has over 650 holiday homes within its immediate area, for which

LOCAL RESIDENTS' OPINIONS ON LOCAL IMPACT

	Advantaged	Unaffected	Disadvantaged
<u>Overall</u>			
Total	20%	54%	26%
Akaroa	24%	52%	24%
Lyttelton	16%	56%	28%
<u>Employment Opportunities</u>			
Total	30%	63%	7%
Akaroa	31%	63%	6%
Lyttelton	29%	63%	8%
<u>Cost of Living</u>			
Total	13%	65%	22%
Akaroa	14%	59%	27%
Lyttelton	12%	70%	80%
<u>Amenities</u>			
Total	23%	42%	35%
Akaroa	20%	43%	35%
Lyttelton	27%	37%	35%
<u>Cost of Housing and Land</u>			
Total	16%	31%	51%
Akaroa	10%	30%	60%
Lyttelton	22%	35%	41%
<u>Availability of Housing</u>			
Total	6%	58%	34%
Akaroa	2%	50%	48%
Lyttelton	11%	68%	20%
<u>Social</u>			
Total	21%	49%	30%
Akaroa	21%	51%	28%
Lyttelton	21%	47%	32%
<u>Environment</u>			
Total	5%	30%	65%
Akaroa	8%	34%	58%
Lyttelton	2%	27%	71%



(21) AKAROA: Old French Cottage now used as a holiday home.

(22) BELOW: A new French style holiday home. An attempt to preserve the local character in a design recommended by the County Council.



the Akaroa township acts as a service centre. In the township itself over 60% of the dwellings are holiday homes, which are scattered amongst the local inhabitants' first homes. The area is subject to at least a ten fold? ^{sep.} increase in population in the peak season with all holiday homes and other visitors taken into account. The frequency of holiday home use is quite high which also adds to the extent of the impact.

The effect therefore, upon the social, economic and environmental factors of the area is substantial. The public facilities and services come under great stress yet despite some well justified resentments the local inhabitants in general do not feel that they are too adversely affected. The general feeling is that the influx of people is part of the way of life of the area, and the economic benefits on the whole outweigh the other disadvantages. The business owners in Akaroa stated that a substantial amount of their business depended on the holiday homes, and that some of the local businesses relied on them totally for their income.

A special feature of the impact of the demand for holiday homes in Akaroa is the acquisition and use of the old colonial houses. This in itself is an important aspect of holiday home development in that the demand is ensuring the preservation and restoration of the houses of historic interest. The area also attracts a lot of people who retire or wish to retire into their holiday homes. This is bringing about some very substantial changes to the area.

In overall terms Akaroa, although it suffers

some problems with housing availability and stress placed on public services, appears to be benefited by the presence of holiday homes. This of course must be taken in terms of a declining rural economy that is unable to retain its population or attract new industry. It would seem that the attraction of holiday homes to the area will be economically and to a limited extent socially beneficial to the local area for it provides jobs for some locals and also allows more money to circulate within the local economy.

THE TAKAMATUA, ROBINSONS BAY, DUVAUCHELLE AREA

The holiday homes in these areas rely on Akaroa principally as their service centre, although Duvauchelle does have a number of basic retail outlets. The holiday homes have some impact therefore on Akaroa in an economic and social sense yet very little within the areas themselves. The local population of these areas is mainly involved with farming or servicing and they are very few in number. The nature of the developments in these areas are such that they have considerable impact upon the environment. Visually some of the holiday homes in these areas are in total disharmony with the natural surroundings.

The building of houses on hillsides has been unplanned in many cases and some properties are suffering severe erosional problems. The houses tend to be new and well serviced. Pollution from sewage is quite a problem although the frequency of use is lowest for

all respondents. In socio-economic terms the owners are just below the average socio-economic status of the holiday home owners yet their houses have the highest capital value on the Peninsula.

In overall terms the economic and social impact within these areas is minimal because it is directed at Akaroa. Environmentally the impact is quite severe, principally in a visual sense.

WAINUI

There are quite a large number of holiday homes in this area although this is not immediately apparent to the observer, for they tend to be hidden in the valleys and small bays and by bush and trees. This is one of the few areas on the Peninsula that has not been totally cleared of its native bush for farming or for building and construction in the past.

The area has no retail outlets and relies either on Duvauchelle or Akaroa as the service centre. The local population is made up of farmers and associated workers who are scattered in the valleys and bays. There is no definite focus of settlement in this area and the impact therefore, is minimized in social and economic terms. In most cases where the holiday homes are not within close proximity to the local residents the social impact seems to be minimal. Also where there are few services, which seem to be the factors that are the subject that

cause some of the resentment from locals, the impact is also reduced. The frequency of holiday home use is also quite low thus reducing potential impact.

Wainui holiday homes which at present seem to be in relative harmony with the area and its inhabitants are to be increased in number by approximately one hundred. A new subdivision has been approved for the bay by the Council that will provide sections for holiday homes. An increase of one hundred holiday homes would seem to be too many for such a small bay, which has restricted beach space, narrow road access and a water shortage problem at present. The effect of such an increase on water and noise pollution will be very marked. The subdivision provides only very small sections, and no strict building codes have been placed on any new construction in terms of design. The local people are particularly concerned that the area will be destroyed visually and become, as they say, another Takamatua. The environment of the area stands to come under some definite changes. There will probably be sufficient demand to establish some basic retail outlets. There is considerable resentment coming from the locals who have battled for many months to prevent the approval of the subdivision by the Council. The Ministry of Works did an assessment of the area's carrying capacity and recommended that Wainui should not be the destination for such a subdivision. The report was however not completed in time for the Regional Planning Authority

hearing.

Subdivisions always arouse opposition because they are a particularly noticeable form of development compared with the usual form of piecemeal single section development. There are arguments for and against the subdivision of land and one of those supporting it, is that subdivision development is ~~more~~ **efficient** in terms of services and land use when compared with ribbon development which is so typical of Banks Peninsula. On the other hand subdivisions often create very high density development which can cause ill effects on the environment in a visual and physical sense, it may also reduce the quality or amount of pleasure that is attained from the holiday home, especially if the houses are very close together.

THE OUTER BAYS

The outer bays of Okains, Pigeon, Le Bon's and Little Akaloa have only small numbers of holiday homes. The bays are isolated because access is difficult and they are seldom the destination for daytrippers or holiday makers. They provide semi wilderness surroundings for those who demand such conditions. The houses are generally less elaborate in terms of services and comforts than most other areas and have the lowest capital value, however they do tend to blend well into the surrounding environment. The impact is of course minimal. Again the local population is not clustered into a settlement and



(23) BIRDLINGS FLAT: Main Street and below
a holiday home. Minimum of services
and comforts.



facilities and services are very minimal. The propensity of owners to employ local labour or tradesmen is low, principally because they are not available. Akaroa tradesmen are probably employed to do any necessary work. The social impact and economic impact are very limited. Neither pollution nor erosion appear to be problems in these areas simply because the stress on the environment is not high.

Birdlings Flat is a visual eyesore where approximately 90 holiday homes are clustered onto a large section of private land. The facilities are almost non-existent and the housing designs are particularly uninspiring. The area, however is not a popular recreational area, and the impact on the environment is minimal because the houses are built upon the shingle of the Ellesmere Spit. It is probably partly because of the nature of the land itself that the owners have not attempted to establish houses of any great value. The government valuation for this land is the lowest on the Peninsula. It appears that some of the owners are now living in the houses at Birdlings Flat. The impact on social and economic life of the surrounding area would be also minimal.

THE LYTTELTON HARBOUR AREA:

CHARTERIS AND CHURCH BAYS

Charteris and Church Bay have only a very small permanent population who are either retired holiday

home owners, local farm owners, workers or people who commute to Christchurch for their employment. There are no retail outlets in the area and the nearest store is on the Diamond Harbour - Church Bay boundaries. The economic impact is directed into the Diamond Harbour area which according to Diamond Harbour local tradesmen and business owners is quite important to their annual monetary turnover. Environmentally the holiday homes in the Charteris and Church Bay area are beneficial especially in a visual sense. The houses on the whole are well designed and in relative harmony with the environment. All are purpose-built and many have established gardens and planted trees. The area was originally tussock grass land which has been since changed completely. Some may feel that this is not an advantage, but taking that the holiday homes have been established it would seem that any tree or garden planting would be preferable to houses being built and left exposed on tussock land as is the case in Takamatua or Duvauchelle. Socially the locals felt no real resentment and again accepted the influx at peak season as part of the way of life in the area.

The number of holiday homes, although high density in comparison with the local population, have no detrimental affects partly because the area has no services which can come under stress, and therefore create difficult problems. The beaches do become crowded

but this is not solely the result of the presence of holiday homes. The land prices in this area are slightly lower than those elsewhere which also eliminates another problem that could cause resentment. It is rather odd that this area although it has the highest average socio-economic status respondents of all respondents, the values of the houses and the land is generally below average especially seeing from observations that the holiday homes in this area do appear to be of a relatively high quality.

DIAMOND HARBOUR

The impact that holiday homes are having upon Diamond Harbour is quite different from the impact experienced elsewhere. The holiday homes have for many years out numbered the permanent dwellings yet have recently proportionately declined to play a lesser role in the community. As access has become easier to the area, more people have bought houses in the area and commuted to their place of employment. This has created demand for houses and many holiday homes have in this way had a change in use. This is virtually a reversal of the pattern that usually occurs, whereby one time permanent dwellings are converted to holiday home use. Many people also retire into their holiday homes in Diamond Harbour, a trend that is also important in Akaroa.

Environmentally the impact of the holiday homes in

Diamond Harbour is minimal. Very few new holiday homes have been built in situation whereby they mar the visual character of the area, and most of the older holiday homes have long since become obscured behind trees and shrubs. The holiday homes are all connected to the public sewage plant unlike Charteris Bay, which relies on the septic tank for sewage disposal. The environmental affects are minimal. The social affects are also fairly minimal although the crowding of facilities is seen as a problem by some people. The competition for land and houses however, is not a problem in the area. The community probably is not as insular as that of Akaroa, in that Diamond Harbour residences have more contact with Christchurch and would presumably move to and from more often. Diamond Harbour plays much the same role as Akaroa, in that they are both service areas for the surrounding bays.

Economically the Diamond Harbour tradesmen and business owners feel they are better off due to the presence of the holiday homes.

Overall the impact of holiday homes in Diamond Harbour would appear to be beneficial. This area must be seen in the light that it is very much closer to Christchurch than any other area on the Peninsula. It is interesting to identify the different characteristics of the Lyttelton Harbour area and the Akaroa area. The impact is greater in Akaroa because of the higher density

of holiday homes than in the Lyttelton area. However, the frequency of use is greatest in the Lyttelton area which is mostly a function of distance from the main source area of holiday home owners. The recreational attractions do not vary greatly on an overall basis between the two areas nor do spending patterns of individuals despite the marked difference in the number of service outlets between the two areas.

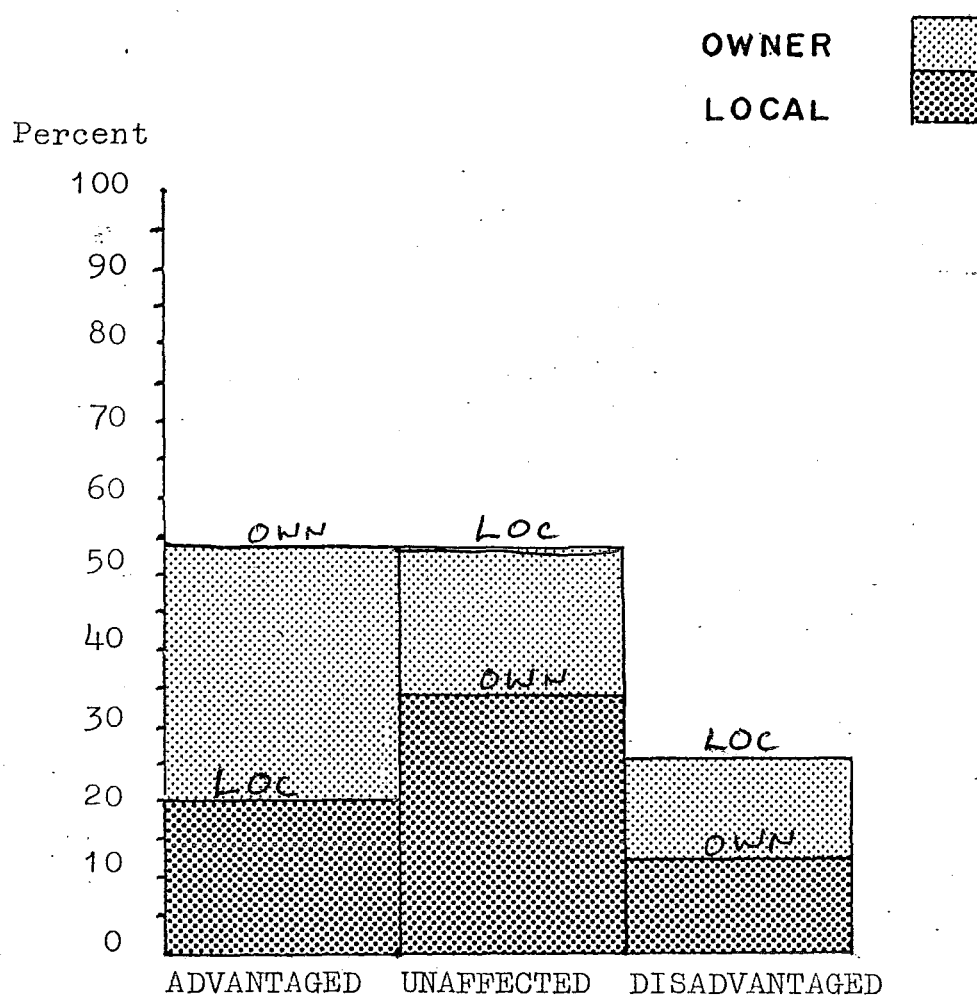
A FINAL ASSESSMENT

In making a final assessment of the impact of holiday homes upon the Peninsula, it is necessary to look again at the opinions of all the respondents in both the locals' and owners' surveys. Clearly and understandably there is difference in the attitudes and opinions of the two groups (Figure 10.1). The owners generally feel that the area and its inhabitants are advantaged by the presence of the holiday homes. They feel that economically the area is better off and socially or even advantaged in some areas. Environmentally the owners demonstrated a similar opinion to the locals where the ill effects were clearly recognized and in some cases over accentuation. However, very few owners recognized the problems facing the local inhabitants concerning service and facilities stress, and housing problems.

The locals on the whole feel that they are not adversely affected by the presence of holiday homes.

(Figure 10.1)

A COMPARISON OF THE OWNERS'
AND LOCALS' OPINIONS



However they are all quite aware of the problems that they and their area face but at the same time they recognise the advantages that the holiday homes bring. The problems that the locals face are quite real ones especially concerning housing shortages and the difficulty of using local facilities in the peak summer seasons. However, these problems by no means would seem to be greater than those that an urban population may have to live with. This is not to say that the problems facing the local inhabitants of the Peninsula are unimportant, it is more to put them into some context with the problems people face living anywhere.

Holiday homes have been accused of reducing the vitality and cohesiveness of a community, however this situation does not really appear to exist on the Peninsula except in the height of the holiday season when some inhabitants find it difficult to use the facilities and are constantly disturbed by traffic noise and people. This however, cannot be totally the fault of the holiday home owners for the Peninsula is also the destination of daytrippers and other holiday makers. Rather than being detrimental to the way of life of an area, the presence of holiday home owners can contribute quite substantially to the social life of the area.

Allied to the concern over the social impact of holiday homes is concern about the economic impact of holiday homes, particularly in relation to house prices. The prices on the Peninsula, especially in Akaroa

have risen and the local resident needing housing certainly is at a disadvantage. This is said to force young married couples, in particular, to move away from the area. It is true that the local people are often at a financial disadvantage compared with the holiday home purchaser. However, this disadvantage is at least partly caused by the low wage levels in the area.

Against this potential adverse affect of demand for holiday homes should be set the economic benefit to the receiving area. First, the acquisition of the property, if initially owned by a local person brings capital to the owner, who may or may not stay in the area. Second, the new owners may spend money on improving or constructing the house. Third, the owner then spends money in using the house, a percent of which is spent locally. This includes the payment of rates to the local authority, on a scale of rateable values equal to that for the first homes of the area despite the fact that the average holiday home owner makes much less use of local authority services than does the local resident. He may of course make greater claims on these services if [later] uses the property as a retirement home.

Economically, Banks Peninsula is advantaged by the presence of holiday homes even if the benefits are limited. The impact must be seen in the light of the Peninsula as a declining rural economy, that would have tremendous difficulty in attracting any other form of industry to retain its present population. The people

of the Peninsula are in fact fortunate that the area is developing a new role as a tourist and recreational area for it will add stimulus to the local economy. This is particularly relevant to Akaroa which is now showing signs of a slight economic upturn if the arrival of several new tourist orientated businesses is any indicator.

Considerable concern was shown by the owners and the locals over the impact of holiday homes upon the environment, in this area only were the two groups in relative agreement.

The concern is justified of course, and is most obvious at the local scale, when holiday homes can be seen as items in the landscape blending or not blending with the local settlement pattern and housing style, attracting traffic through the street, and lanes and making calls on water and sewage and other physical infrastructure. Broadly speaking the impact differs according to location, design and density.

Those holiday homes which are converted from existing buildings may have an impact on the environment which is on balance beneficial. The holiday home use may justify the preservation, restoration if necessary, and maintenance of existing buildings which usually fit into the local landscape character and which may even have architectural and historic interest. This is true in the Akaroa area in particular where the French colonial homes are still used. The purpose-built are also encouraged

to follow the lines of the early colonial homes in Akaroa.

Newly built holiday homes, however are a very different matter. They can have as much impact on the environment as can new housing or new tourist accommodation of other kinds. The sort of prospective holiday home owner to whom such properties appeal does not necessarily have the taste or the money to ensure environmental sensitivity in what he buys, nor will the entrepreneur always secure such sensitivity, as some existing and proposed developments reveal. It therefore rests squarely with the planning authorities to ensure that new holiday home development is of such quality, location, layout and design standard as to minimize adverse environmental impact.

So in conclusion, from the evidence given, it appears that the presence of holiday homes and their owners upon Banks Peninsula, is beneficial to the inhabitants and the area in an overall sense.

CONCLUSION

The role of the Peninsula as a recreational area which serves many people both tourists and local Canterbury people, needs to be more clearly recognized so as to ensure that the recreational value of the area is not reduced or destroyed. The recreational demand placed upon the Peninsula is quite varied and only one aspect of it has been examined here. There is a need to assess all aspects of the demand so that all the people who wish to use the Peninsula may do so with the maximum amount of pleasure. Holiday homes of all the recreational demand types, probably have potentially the greatest impact upon the area if they are not carefully controlled. This impact has two affects, one is that upon the area and its inhabitants and ^{the other} secondly that on those people who also use the Peninsula as a recreational area. The disadvantages at present are minimal expect in areas where access to beaches and other attractions is made difficult by the presence of holiday homes or their associated facilities such as boat sheds and boat ramps. The benefits are small but significant, especially in terms of the local economy. Some areas are visually more interesting due to houses and gardens having been established, especially where old colonial houses have been restored. Also the

holiday homes have in some cases allowed the establishment of some facilities that are of benefit to the general public visiting the area for recreational purposes.

The demand put upon the Peninsula as a recreational area is already quite significant, and it is very likely to continue to increase in the future. There is a great need therefore to reassess the role of the Peninsula as a public recreational area, and to establish some priorities concerning the preservation of the attractions in the area for all those who wish to use them.

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APPENDICES A1
BUSINESSES AND AMENITIES

Akaroa

- 1) Churches: Roman Catholic, Church of England
- 2) District High School
- 3) Primary School
- 4) Hospital
- 5) Police Station
- 6) Law Courts
- 7) General Post Office
- 8) Bank of New Zealand
- 9) Museum
- 10) Volunteer Fire Station
- 11) Cinema
- 12) Hotels - Akaroa & The Grand
- 13) Information Centre
- 14) Akaroa Mail
- 15) Akaroa Exports Limited
- 16) Akaroa Fisheries
- 17) Akaroa Fish Shop
- 18) Akaroa General Store
- 19) Akaroa Motors Limited
- 20) Akaroa Supply Company
- 21) Habgoods Transport Limited
- 22) Chez Nico Restaurant
- 23) Louis Cafe
- 24) Shipleys Harbour View Tearooms
- 25) Real Estate Agent
- 26) Milkman
- 27) Sea Chest Limited

Appendices Continued ...

- 28) Phyls Beauty Salon
- 29) Cheslyn Hairstyling
- 30) Drummond Drapers
- 31) P. Feron & Son Limited (Fishermen)
- 32) Mac Holdings Limited
- 33) Peninsula Plumbing Service
- 34) C.V. Walker & Sons Limited (Tradesmen & Store Plumbing)
- 35) Power Board
- 36) La Rive Motels
- 37) Le Voyageur Motels
- 38) Akaroa Holiday Flats
- 39) Akaroa Motels
- 40) Akaroa Motorcamp
- 41) Price Limited (Builder)
- 42) Gallery/Theatre
- 43) Opportunity Shop
- 44) Antique Shop
- 43) Gift Shop
- 44) Craft Shop

Duvauchelle

- 1) Post Office
- 2) Primary School
- 3) Holiday Flats
- 4) Hotel
- 5) County Office
- 6) General Store

Appendices Continued ...

- 7) Garage (Repairs, Petrol), Bay View Garage Limited
- 8) Griffin Bros. (Transport)
- 9) Barry's Bay Dairy Company.

Wainui

- 1) Primary School

Le Bon's Bay

- 1) General Store (including Post Office)
- 2) Petrol Pump (with store)
- 3) Primary School

Okains Bay

- 1) General Store - Post Office, Petrol Pump
- 2) Primary School
- 3) Church
- 4) Museum

Little Akaloa

- 1) Primary School

Pigeon Bay

- 1) Primary School
- 2) General Store

The other bays have no services or amenities.

APPENDICES A2
BUSINESSES AND AMENITIES

Diamond Harbour

- 1) Diamond Harbour Store
- 2) Church Bay Store
- 3) Godley House
- 4) B. Bowater (Builder)
- 5) Leech & Son (Builder)
- 6) Rural Plumbing
- 7) Bricklayer
- 8) Church Bay Garage
- 9) Post Office
- 10) Launch Service
- 11) Primary School
- 12) Milkman
- 13) Tree Cutter & Gardener.

HOLIDAY HOMES ON BANKS
PENINSULA SURVEY

SECTION 1

OWNERSHIP OF THE HOLIDAY HOME

1. For how many years has your household owned your present holiday home on Banks Peninsula?

5 10 20 30 50

--	--	--	--	--

(if under 5 years, please state duration)

--

2. Is this the first holiday home that your household has owned?

Yes

--

No

--

(if No, give details of other holiday homes)

- a)
- b)
- c)
- d)

3. Is the holiday home owned by your household alone?

Yes

--

No

--

(if No, please give details of ownership)

4. What was the most important thing that allowed you to establish a holiday home?

5. Have there been any by-laws or regulations that have affected you as a holiday home owner?

Yes

☐

No

☐

(if Yes, give details)

COMMENTS

SECTION 2

HISTORY OF THE HOLIDAY HOME

1. Has the house always been used as a holiday home?

Yes ☐

No ☐

(if No, please give particulars of the house's previous use)

2. When was the house built?

3. Who built the house?

4. Did you buy, build or inherit your holiday home?

.....

5. If you built the house, how long before the time you built the house did you purchase the section?

years

6. Have you made any alterations to the house?

Yes

☐

No

☐

(if Yes, please give details)

COMMENTS

SECTION 3

LOCATION OF THE HOLIDAY HOME

1. Why did you choose the Peninsula as the site for your holiday home?

2. Why did you choose the particular area you did on the Peninsula?

3. Was there a place that you would have preferred to establish your holiday home?

Yes

☐

No

☐

(if Yes, please give location and explain why you didn't locate there)

4. How did you hear that the house or section was available?

Friends

Real Estate Agents.

News Media

Other ways (please specify)

COMMENTS

SECTION 4

PATTERNS OF HOLIDAY HOME USE

1. Estimate how many days per year your holiday home is occupied by your household.

- a) Total days
- b) Weekends days
- c) Longest stay days
- d) Other stays (specify) days

What percentage of your days in your holiday home occur in months other than summer?

2. What factors affect the length of stay throughout the year?

3. When do you spend the longest period in the holiday home?

Jan. Feb. Mar. Apr. May June July Aug. Sept. Oct. Nov. Dec.

--	--	--	--	--	--	--	--	--	--	--	--

4. What activities is the household involved in while in the holiday home?

5. Do these activities vary throughout the year? Please give details.

6. Would you like to use your holiday home more often?

Yes

☐

No

☐

(if Yes, state why you do not use the holiday home more)

7. Do some members of the household use the holiday home while other members are working?

Yes

☐

No

☐

(if Yes, please give details)

8. Do the working members of the household ever commute from the holiday home to their place of work?

Yes

☐

No

☐

(if Yes, please estimate for how many days per year this occurs)

days

(if No, are there any particular reasons why not?)

9. Does anyone outside of your immediate household use the holiday home?

Friends

Relatives

Others

10. Do these groups pay for the use of the holiday home?

Yes No

Friends

Relatives

Others

11. If the house is rented please estimate for how many weeks per year.

--

weeks

12. Are there any reasons why you rent out or don't rent out your holidays home?

COMMENTS:

ADDITIONAL QUESTIONS:

1. Do you own a boat?

Yes No

2. Have you ever lived on the Peninsula

Yes No

3. Do you take other holidays?

Yes No

How often? _____

4. Are you planning to retire into
your holiday home?

Yes No

SECTION 5

LOCAL SPENDING

1. When you are staying in your holiday home, which local facilities and services do you use?

<input type="checkbox"/>	a) Shops
<input type="checkbox"/>	b) Post Office
<input type="checkbox"/>	c) Hotels
<input type="checkbox"/>	d) Restaurants/Take aways
<input type="checkbox"/>	e) Petrol Stations
<input type="checkbox"/>	f) Builders
<input type="checkbox"/>	g) Other services (specify)

2. Estimate the pattern of your household's spending on goods and services bought from businesses on the Peninsula.

	Food	Fuel	Entertainment	Services
Weekend (2 days)				
Long stay (10 days)				

3. Estimate the proportion of the household's needs that are brought in from outside the Peninsula.

	Food	Fuel	Entertainment	Services
Weekend (2 days)				
Long stay (10 days)				

4. Have you ever employed any local residents to help with the maintenance of your holiday home?

Yes ☐

No ☐

(if Yes, state what services were provided and estimate how much you spent)

5. Are any of the materials that you require for the maintenance of your holiday home bought on the Peninsula?

Yes ☐

No ☐

(if Yes, please give particulars on what is purchased, and where from)

6. Do you feel that the local facilities and services are sufficient to serve the needs of holiday home owners at present?

Yes ☐

No ☐

(if not, why not?)

COMMENTS

SECTION 6

OWNER'S PERCEPTION OF THE IMPACT
OF HOLIDAY HOME OWNERSHIP

1. How do you feel that the presence of holiday homes affects the area?

(A) Economically: Do you think the area is -

- a) Better off
- b) About the same
- c) Worse off

Reasons:

(B) Socially: Do you think the area is -

- a) Better off
- b) About the same
- c) Worse off

Reasons:

(C) Environmentally: Do you think the area is -

- a) Better off
- b) About the same
- c) Worse off

Reasons:

2. Does the presence of other holiday homes restrict the amount of pleasure you get from your own?

Yes

☐

No

☐

(please expand on the answer)

3. Are there any factors in the area which restrict the amount of pleasure you get from your holiday home?

4. Do you feel that further development of holiday homes in your area should be restricted in any way?

Yes

☐

No

☐

(if Yes, please specify reasons)

5. What problems can you see the area facing in the future as a result of this development of more holiday homes on Banks Peninsula?

6. What would you like to see happen in the future that would affect you as a holiday home owner?

COMMENTS

SECTION 7

SOCIO-ECONOMIC BACKGROUND OF THE
HOUSEHOLD

In this last brief section we would like some information about the size and make-up of your household so that we can see if our sample is a typical one.

1. How many people are there in the household?

	5	15	20	40	60+
Number <input type="text"/>	Age <input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>	<input type="text"/>

2. What is the occupation of the head of the household?

.....

What are the occupations of any other members of the household?

.....

.....

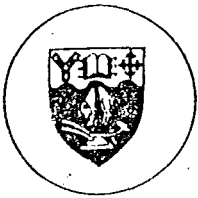
3. Which income group does the household fit into?

<input type="text"/>	\$0 - \$1499
<input type="text"/>	\$1500 - \$2499
<input type="text"/>	\$2500 - \$4999
<input type="text"/>	\$5000 - \$9999
<input type="text"/>	\$10,000 - \$14,999
<input type="text"/>	\$15,000 - \$19,999
<input type="text"/>	\$20,000 and over

COMMENTS

COMMENTS

Thank you.



HOLIDAY HOMES ON BANKS PENINSULA;
IMPACT SURVEY.

This questionnaire is part of a survey being undertaken to examine the growth and importance of holiday homes on Banks Peninsula. To gain an understanding of the significance of holiday homes, this questionnaire has been designed to investigate the impact of holiday homes as the local residents of Banks Peninsula see it.

All information that you provide will be treated confidentially. Your interest and cooperation would be greatly appreciated.

Thank you.

A handwritten signature in black ink, appearing to read 'Pip Forer'.

Dr Pip Forer

A handwritten signature in black ink, appearing to read 'Ruth Washer'.

Ruth Washer

SECTION A.

1. Are you a permanent resident?

Yes

☐

No

☐

2. How long have you lived on Banks Peninsula?

- All your life

☐

- 1-5 years

☐

- 5-10 years

☐

- 10-20 years

☐

- 20+ years

☐

3. Have you been aware of the presence of holiday homes in your area?

Yes

☐

No

☐

(If no - please complete Section B only).

4. Has the presence of holiday homes in your area affected your household in any way?

Yes

☐

No

☐

(If yes, please explain how you have been affected).

.....

.....

.....

.....

.....

5. How do you consider that the presence of holiday homes has affected your area with respect to the following factors?

(If any of the following is particularly relevant to your household, please elaborate).

5(a) Employment opportunities

- * - Advantaged
- Unaffected
- * - Disadvantaged

(* Please expand on your answer).

5(b) Costs of living

- * - Advantaged
- Unaffected
- * - Disadvantaged

(* Please expand on your answer).

5(c) The availability of housing

- * - Advantaged
- Unaffected
- * - Disadvantaged

(* Please expand on your answer).

5(d) The costs of housing and land

* - Advantaged

- Unaffected

* - Disadvantaged

(* Please expand on your answer).

5(e) Public amenities and services.

* - Advantaged

- Unaffected

* - Disadvantaged

(* Please expand on your answer).

5(f) The environment

- * - Advantaged
- Unaffected
- * - Disadvantaged

(* Please expand on your answer).

5(g) Socially (in terms of the quality of life in your area).

- * - Advantaged
- Unaffected
- * - Disadvantaged

(* Please expand on this answer).

6. Overall, due to the presence of holiday homes, do you feel that your family and your area have been

- Advantaged
- Unaffected
- Disadvantaged

7. Do you feel that further development of the holiday homes in your area should be restricted in any way.

* Yes

No

(* Please specify reasons).

8. Can you see the area facing any problems in the future as a result of further development of holiday homes?

9. What would you like to see happen in the future with respect to the development of holiday homes in your area?

10. Can you suggest any particular means of achieving this?

.....

.....

.....

.....

SECTION B

1. Is the head of household?

- (a) Employed locally.
- (b) Employed out of the area.
- (c) Self-employed locally.
- (d) Retired.
- (e) Unemployed.

..... - Type of occupation.

2. Do you own a local business?

* - Yes

- No

(* Please give details of type of business and number of people employed).

3. How many people are there in your household?

		0	5	15	20	40	60+						
Number	<table border="1"><tr><td> </td></tr></table>		Age	<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>		<table border="1"><tr><td> </td></tr></table>	

4. What is the age of the respondent completing this questionnaire?

--

Years.

5. Do members of the household belong to any of the local clubs and organizations?

* Yes

☐

No

☐

(* Do you feel that this club or organization is affected by the presence of holiday homes and their owners).

6. Income Groups:

Which of the following groups does your household fit into?

(a)	<input type="checkbox"/>	\$0	-	\$1499
(b)	<input type="checkbox"/>	\$1500	-	\$2499
(c)	<input type="checkbox"/>	\$2500	-	\$4999
(d)	<input type="checkbox"/>	\$5000	-	\$9999
(e)	<input type="checkbox"/>	\$10,000	-	\$14,999
(f)	<input type="checkbox"/>	\$15,000	-	\$19,999
(g)	<input type="checkbox"/>	\$20,000 +		

Thank you.



HOLIDAY HOMES ON BANKS PENINSULA

BUSINESS IMPACT SURVEY

As part of a larger survey looking at the growth and impact of holiday homes on Banks Peninsula, this questionnaire is designed to gather information on how the local business owners feel they are affected by the presence of holiday homes.

All information that you provide will be treated in the strictest of confidence. Your interest and cooperation will be greatly appreciated.

Thank you.

Dr P. C. Forer

Ruth Washer

SECTION A

(1) Name and type of business?

(2) Date business was established?

(3) Nature of ownership?

(4) Number of employees?

(a) Full time

(b) Part-time

Male	Female

(5) Do you employ seasonal workers

Yes ☐ No ☐

(if yes - Male ☐
 Female ☐

- Length of employment

- Time of year

(6) Owner/Manager:

(a) Length of residence on the Peninsula?

.....

(b) Reasons for coming to the Peninsula?

(c) Owner/Manager's Age

.....

(7) Are you quite happy with the progress your business is making on the Peninsula?

Yes ☐

No ☐

(8) Why did you choose the Peninsula as a place to set up business?

SECTION B

- (1) As a business owner have you been aware of the presence of holiday homes in your area?

Yes

No

- (2) How has the presence of holiday homes affected your business?

- (3) Where possible could you please estimate what proportion of your business is directly a result of the presence of holiday homes?

(Any figures that you may have that are relevant to this question would be most useful.)

- (4) Do you feel that the presence of holiday homes is essential for the existence of your business?

Yes

No

(Please elaborate on your answer)

- (5) Do you feel that any other local businesses would be unable to operate in your area if holiday homes were not present?

Yes

No

(Please elaborate on your answer)

- (6) Do you feel that further development of holiday homes will be beneficial to the area economically or otherwise?

Yes

No

(Please explain your answer)

- (7) What would you like to see happen in the future in terms of development of your area?
